

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 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: May 6, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/87651960424?pwd=XG8IyCoMfQ0Mh8LiL2p9JTLVZxYXhU.1>

Meeting ID: 876 5196 0424

Passcode: 683548

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday May 06, 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 May 06, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday April 22, 2025, as circulated. (Special Open Minutes from March 26th will be available for May 06th meeting.)

3.0 CORRESPONDENCE—NIL

3.1 Red Roof Project (see also CAO Report)

4.0 DELEGATIONS AND PRESENTATIONS--NIL

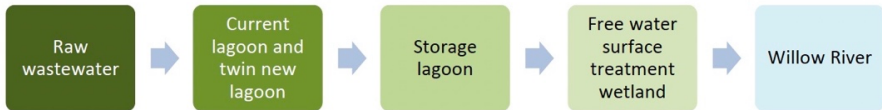
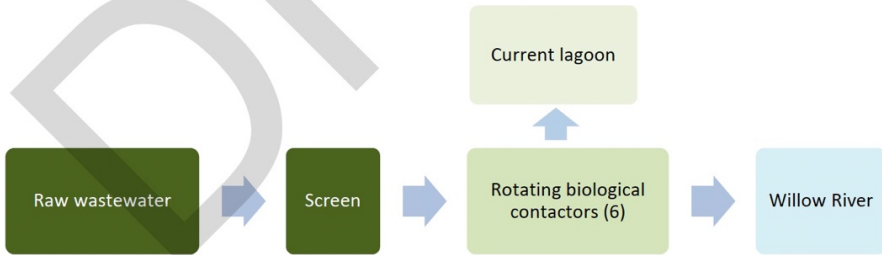
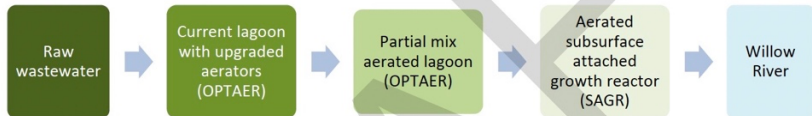
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

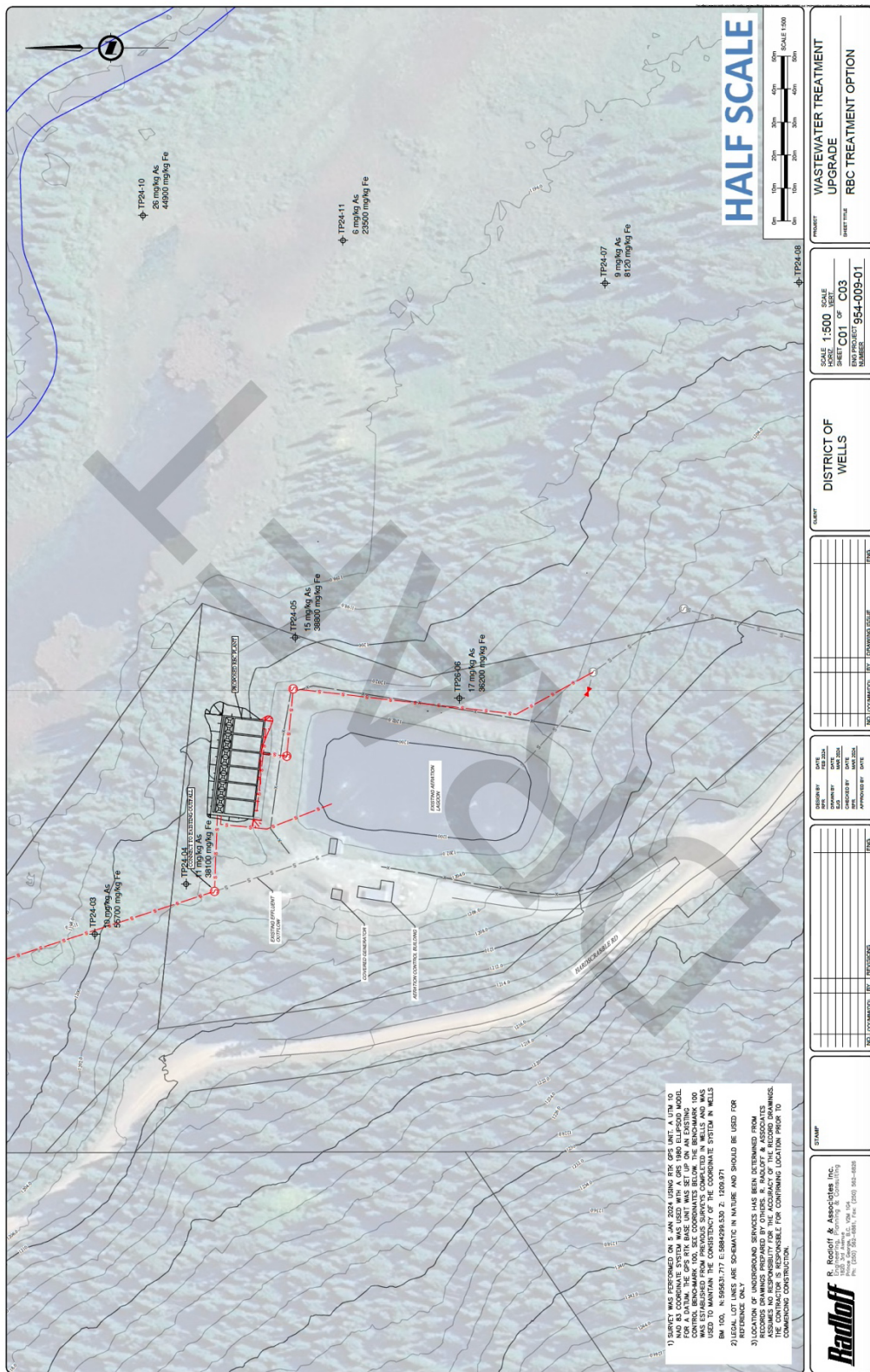
- P002—Waste Water Project--We will have an Options and Update Report in **2025 April** from our Engineers. The Project is estimated at **\$26 million to \$31 million**.

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> |
|  <pre> graph LR A[Raw wastewater] --> B[Current lagoon and twin new lagoon] B --> C[Storage lagoon] C --> D[Free water surface treatment wetland] D --> E[Willow River] </pre> <p><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> |
|  <pre> graph LR A[Raw wastewater] --> B[Screen] B --> C[Rotating biological contactors (6)] C --> D[Current lagoon] D --> E[Willow River] </pre> <p><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> |
|  <pre> graph LR A[Raw wastewater] --> B[Current lagoon with upgraded aerators (OPTAER)] B --> C[Partial mix aerated lagoon (OPTAER)] C --> D[Aerated subsurface attached growth reactor (SAGR)] D --> E[Willow River] </pre> |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

○ **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 • WBCRC Contributions • Taxation and BC Assessment • Emergency Preparedness—Water, Wildfire, Routes, Other • Asset Improvements • Osisko Leadership Framework • Upgrading of Existing Osisko Homes and Properties • Feasibility Study Updated | <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 Pollution • Other |
|--|---|

See full News Release at: <https://osiskodev.com/resources/news/nr-20250428.pdf>



**OSISKO DEVELOPMENT ANNOUNCES OPTIMIZED FEASIBILITY STUDY FOR
PERMITTED CARIBOO GOLD PROJECT WITH C\$943 MILLION AFTER-TAX NPV5%
AND 22.1% IRR AT US\$2,400/oz BASE CASE GOLD PRICE; AT US\$3,300/oz SPOT
GOLD C\$2.1 BILLION AFTER-TAX NPV5% AND 38.0% IRR**

(All dollar amounts are expressed in CAD dollars, unless stated otherwise)

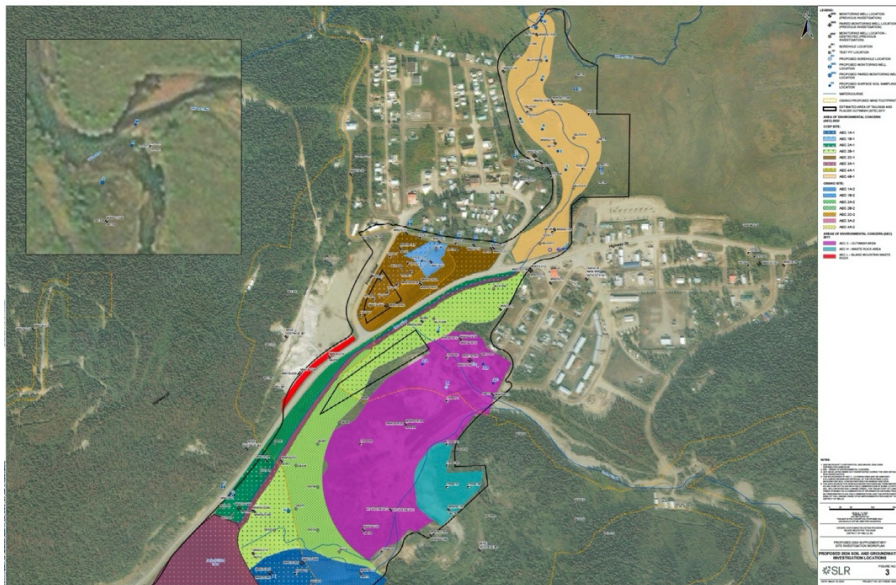
HIGHLIGHTS¹

- ▶ Robust returns with base case after-tax NPV_{5%} of \$943 million, unlevered after-tax IRR of 22.1% and payback² of 2.8 years at \$2,400/oz gold price assumption. Using spot gold price of \$3,300/oz, NPV_{5%} improves to \$2,066 million, IRR 38.0%, and payback² of 1.6 years
- ▶ Average annual production of ~190,000 ounces of gold over a 10-year mine life (202,000 ounces in the first 5 years) with first gold anticipated in H2 2027, assuming construction commences in Q3 2025, subject to progress on ongoing project financing discussions
- ▶ Average TCC of US\$947/oz and AISC of US\$1,157/oz over the LOM, placing the Cariboo Gold Project within the lower half of the global cost curve for gold mines³
- ▶ Average base case LOM annual FCF of \$158 million (\$296 million per year in the first 5 years)
- ▶ Improved single-phase build over 24 months and direct ramp-up to 4,900 tpd with total initial capital cost of \$881 million and sustaining capital of \$525 million over the LOM
- ▶ Streamlined processing facilities into a single location and improved flowsheet design with incorporation of a gravity circuit and production of higher-grade concentrate product
- ▶ Strong support for local employment with up to 613 direct jobs created during peak construction and 525 permanent jobs during operations
- ▶ Significant opportunities to potentially enhance Project economics and extend mine life through conversion of Mineral Resources adjacent to Mineral Reserves through infill drilling

Montreal, Québec, April 28, 2025 – Osisko Development Corp. (NYSE: ODV, TSXV: ODV) ("**Osisko Development**" or the "**Company**") is pleased to announce the results of a positive optimized Feasibility Study ("**2025 FS**") for its permitted, 100%-owned Cariboo Gold Project ("**Cariboo Gold**" or the "**Project**"), located in central British Columbia ("**BC**"), Canada. The 2025 FS was completed by BBA Engineering Ltd. ("**BBA**") as lead independent consultant, and supported by other independent engineering firms, in accordance with National Instrument 43-101 – *Standards of Disclosure for Mineral Projects* ("**NI 43-101**"). The Company intends to file the technical report in respect of the 2025 FS (the "**Technical Report**") on SEDAR+ (www.sedarplus.ca) and on EDGAR (www.sec.gov) under Osisko Development's issuer profile within 45 days of the date of this news release. The 2025 FS confirms strong economics for a low-impact underground operation using mechanized bulk mining methods, with attractive operating costs, manageable capital requirements, and well-positioned to benefit from favorable macroeconomic and gold price trends. The process facilities have been designed to accommodate potential future throughput expansions.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

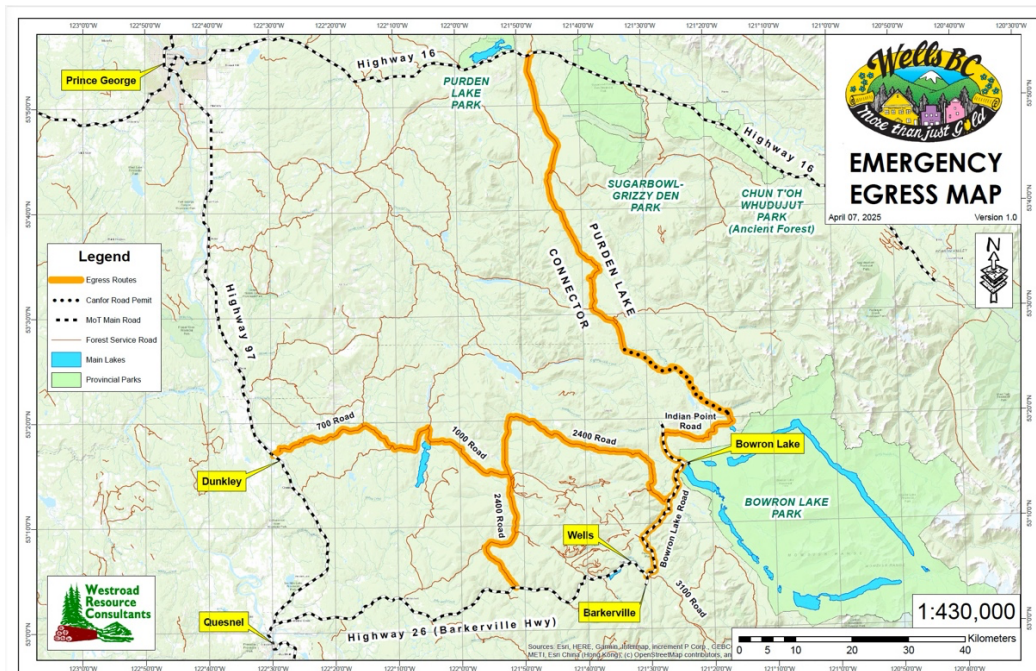
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”.**
- P022—DOW & Partners Emergency Response Plan—**updates 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:



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

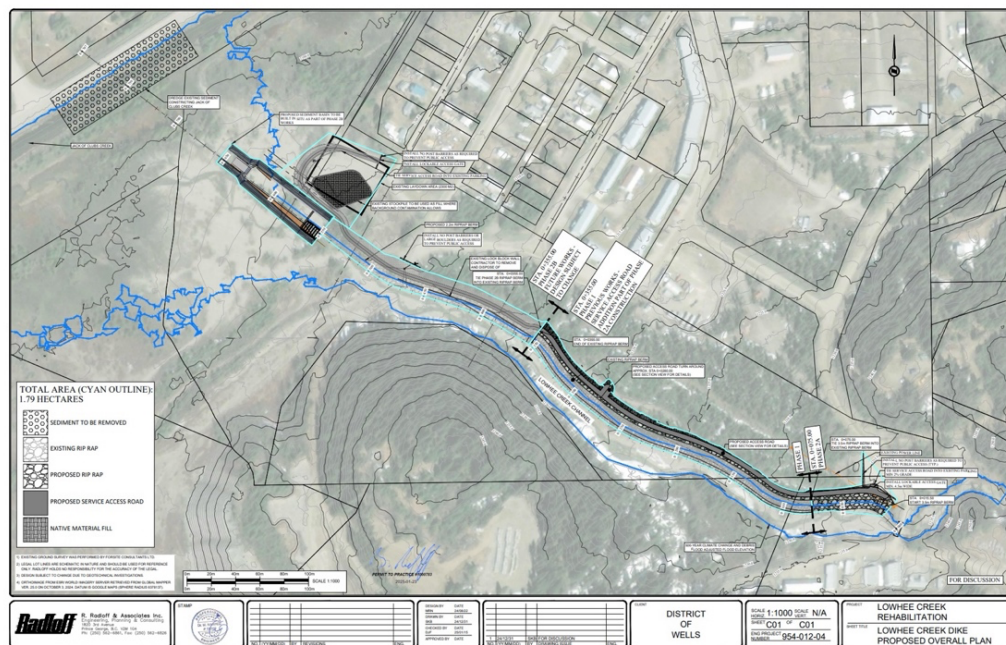
Draft Option 1C



- 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
 - Other
- P056—Rural Dividend Boundary Expansion Project—**Final Report Accepted--** Boundary Expansion Report Version 1.0--(continued integration with other reports is also continuing)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

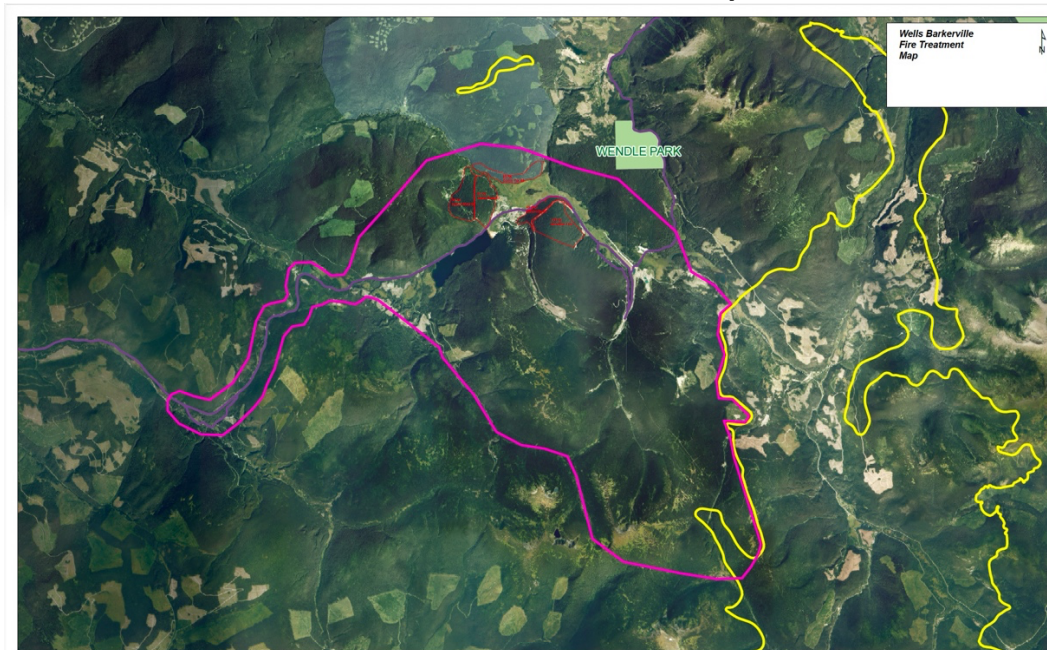
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (**one more claim remains with alignment with P100 and P082**)
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 & 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.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- 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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.9 (posted at Wells.ca)
- 2025 May 06--Council In-camera Meetings--2:00pm to 3:00pm and 4:45pm to 5:30pm (Notice to be Posted late Sunday)
- 2025 May 06--Regular Council Meeting--3:15pm to 4:30pm (includes 1st and 2nd Readings for Budget; package to be posted late Sunday)
- 2025 May 08--11:00am to 11:30am--Public Hearing for Budget
- 2025 May 13--11:00am to 11:30am--Third and Final Readings for Budget
- 2025 May 22--Council In-camera Meetings--2:00pm to 3:00pm and 4:45pm to 5:30pm
- 2025 May 22--Regular Council Meeting--3:15pm to 4:30pm
- 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 22, 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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Finance and Budget Process Overview

Functions

Staff

- CAO—Chief Administration Office
- EDO & CFO—Economic Development and Chief Financial Officer
- FLI—Public Works Foreperson, Lands, and Infrastructure
- DC/CO—District Clerk and Corporation Officer
- CGP-CL—District of Wells Cariboo Gold Community Liaison
- Labourer(s) and Casual Staff

Facilities and Lands

- Wells Community Hall
- Wells Barkerville Community Cultural and Recreation Centre
- Wells District Office
- Wells Fire Hall
- Wells Visitors Centre
- Public Works and Facilities--Shops and Storage Buildings
- Outdoor Covered Ice Rink and Washroom Facility
- Ball Diamond and Other

Infrastructure

- Water
- Sewer
- Roads, Drainage, and Snow Removal
- Supplies, Vehicles, and Equipment

Utilities

- Power and Back-up Power
- Communications—cell, phone, satellite, other

Projects and Supplements

- Small
- Medium
- Large

Funds

- 01 General Government
- 02 General Capital
- 03 Water Capital
- 04 Sewer Capital
- 05 Water Operating
- 06 Sewer Operating
- 10 Projects

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Finance and Budget Process Overview continued

Budget Process

- 2022 Audit (complete)
- 2023 Audit (in-progress)
- 2024 Audit (in-progress)
- Operating Budget and Five Year Financial Plan
- Projects Budget
- Committee of the Whole Budget Meeting
- Regular Council Meeting and Budget Meeting
- Budget Public Hearing
- Regular Council Meeting and Budget—Three Readings & Taxation Rates
- Regular Council Meeting—Budget Final Reading and Tax Rate Adoption

Known Revenue Sources to support Operating Budget

- Operating Budget Community Grant
- Frontage Taxes
- Municipal Tax Levi
- Community Forest
- UBCM Community Works
- Osisko Developments (preliminary)
- Other Revenues

6.2 CAO Reports

- 6.2.1 General Updates and Other
- 6.2.2 IMA Support Letter
- 6.2.3 Red Roofs Project

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 May 06, 2025.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday May 06, 2025.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, April 22, 2025, 3:15 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Josh Trotter-Wanner, Councillor Jennifer Lewis (online at 3:30pm), Councillor Dirk Van Stralen

STAFF: CAO Jerry Dombowsky

PUBLIC GALLERY: 1 online (Hayley Archer)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-047 MOVED Councillor Van Stralen, Seconded by Councillor Funk **THAT** Council at 3:20 pm approves to call to order the Regular Council Meeting of Tuesday, April 22, 2025.

Carried Unanimously

1.2 Approval of the Agenda

25-048 MOVED Councillor Van Stralen, Seconded Councillor Funk **THAT** Council approves the agenda for the Regular Council Meeting of Tuesday, April 22, 2025, as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, April 8, 2025

Corrections identified:

- Reference to "2026 budget" should be corrected to "2025 budget"
- Removal of sections with no changes from unfinished business is required (P002, P014, P018, P027, P029, P056)
- Spelling corrections for "Lhtako" on pages 12 and 13
- Addition of last name for "Ron" in fire chief's report
- Correction of "he" to "the" in Mayor Coleman section
- "205" should be "2025" on page 14

Councillor Funk noted that minutes for the November 26, 2024, meeting have not been received (Urban Systems presentation).

25-049 MOVED Councillor Funk, Seconded Councillor Van Stralen **THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, April 8, 2025, as circulated, with friendly amendments.

Carried Unanimously

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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
 - Mayor Coleman presented the recommended wastewater treatment option: rotating biological contactors (RBC)
 - System includes screening, biological contactors, with sludge sent to current lagoon before discharge to Willow River
 - Project will require significant sewer line work with total cost between \$26-31 million
 - Councillor Trotter-Wanner noted similarities to the mine's wastewater treatment approach using biofilm reactors
 - System designed to handle high capacity and infiltration issues
 - Update-Report in April 2025 from our engineers.
- P014.1-UBCM **FireSmart Community Funding**
 - Mayor Coleman reported the FireSmart funding is preapproved (green section on chart graphic presented)
 - Total potential funding is \$1.6 million
 - Council approved motion to add "willingness to provide overall grant management" to previous motion
 - Project is a joint initiative with Lhtako, with District of Wells as primary partner

25-050 MOVED Councillor Funk, Seconded Councillor Lewis THAT Council supports the District of Wells activities submitted to UBCM for P014.1-UBCM FireSmart Community Funding & Supports – Allocation-based on projected potential budget and cash advance approach to the project with willingness to provide overall grant management.

Carried Unanimously

- P017--Osisko MOU and Community Agreement- Mayor Coleman noted that Council would get together with Osisko again sometime in May. Osisko has been very cooperative on Lowhee Phase 2. A tough corner to work on with access to Osisko there.
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH)- Mayor Coleman still working on Appendix needed for the report.
- P022—DOW and Partners Emergency Response Plan – Mayor Coleman has notes from Councillor Trotter-Wanner and will bring forward additions in a later meeting

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. Mayor Coleman noted that we were not successful on our third attempt. Some possibility of added funds in the future.
- P040—2024 UBCM—Public Notification & Evacuation Routes Planning- Mayor Coleman stated that the next step is for he and the CAO to meet with Canfor and Tsay Keh Dene Nation. Councillor Funk may be asked to join if Councillor Lewis can’t make some of those meeting dates.
- P050--Lhtako Dene Nation would like to complete the Charter process in Wells. Looking for a later date.
- P056—Rural Dividend Boundary Expansion Project- Satisfied everything on the preliminary report enabling us to be eligible for the REDIP competition.
- P082--\$5 million Category 3 Approved: Water and Flooding Phase 2— Phase 2 completion next week. Now we are hauling rock at 70% load as requested by highways and we're not hauling pups just because of the safety issues – basically unpredictable weather conditions and it is quicker not to be hauling pups. To clarify, pup is a trailer on the back of a dump truck.
- P103-- Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project- new boundary for the Wildfire Protection study area – all partners agreed on the map at the Emergency Management partner meeting

DISCUSSION of 5.1--Strategic Priorities Project

Councillor Trotter-Wanner

- What are the measuring instruments at the Lowhee site. Hayley Archer responded that it is an air quality monitoring station.

25-051 MOVED Councillor Van Stralen, seconded Councillor Funk, **THAT** Council receive 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 - will be updated in June
- Joint meeting May 6th at 10:00 am with Barkerville Heritage Trust in our Boardroom with virtual link to be provided.
- Finance and Budget- Our 2025 Budget will be presented May 6th by our CAO, CFO and consultant helping out on this one. We proposed to do first and second reading with Public hearing on the 8th via Zoom at 11:00 am and third and final reading on the 13th at 11:00 am. General agreement from all present.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Meeting time on the May 6th will be In-Camera 2:00 pm – 3:00 pm; Regular Council Meeting 3:15 pm to 4:30 pm; then back to In-Camera at 4:45 pm if needed.
- Agreement to move the May 20th meeting from Tuesday May 20th to Thursday May 22nd. Same times as usual In-Camera 2:00 pm – 3:00 pm; Regular Council Meeting 3:15 pm to 4:30 pm; then back to In-Camera at 4:45 pm if needed.
- The Mayor, CFO and CAO met with our auditor April 10th. Discussed remaining needs and the spreadsheet the Mayor is preparing. The 2023 audit should be completed soon, and with the new Muniware Accounting package 2024 should be much easier to audit.

Select Committees' Short Updates-

- Councillor Funk noted that the Joint Select Committee member meeting will be May 5th at 3:00 pm. Councillor Trotter-Wanner produced AI briefing notes for use. If time allows the Select Committee Meeting for Lands and Buildings will discuss the rfp for the Master Plan at the end of the meeting.

6.2 CAO Report

- Single item report from the CAO. A letter was received from the Community Forest Board recommending two new members for appointment to the Board. The nominees are Jessy Hill and Dave Jorgenson. Jessy Hill was responsible for working with the Board to develop the Disc Golf course within the Community Forest and Dave Jorgenson is well know for his work with the Wells and Area Trails Association and his private guiding interests.
- From Councillor Lewis: I'd like to like to make a motion that the District of Wells and the Council of Wells support the two new nominations to the Community Forest Board, as stated.

25-052 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council supports the addition of Jessie Hill and Dave Jorgenson as members of the Community Forest Board.

Carried Unanimously

- Councillor Lewis asked for the CAO to confirm the date for the ICSP Workshop. The CAO responded that he is working on it.

25-053 MOVED Councillor Funk, Seconded Councillor Lewis, **THAT** Council receives all reports.

Carried Unanimously

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council-

Councillor Funk-

- Federal voting day April 28th at the Community Hall. I will be working there as Registration Officer.

Councillor Trotter-Wanner

- IMA Chocolate Workshop April 26th. Put on by a former Fire Chief of Wells.

8.0 ADJOURNMENT

1.1 Adjournment of the Regular Council meeting of Tuesday, April 22nd, 2025

25-054 MOVED Councillor Van Stralen, Seconded Councillor Trotter-Wanner **THAT** Council at 4:10 pm adjourns the Regular Council meeting of Tuesday, April 22nd, 2025.

Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



Friends of Barkerville
Cariboo Goldfields Historical Society



2025 Red Roof Project
Sponsorship Request

As the Friends of Barkerville (FOB) embark on the upcoming 2025 season, one of our main projects is to upgrade and restore the ten (10) information signs spread out along the Barkerville Hwy at key rest stops.

This project, named “The Red Roof Project” will entail replacing worn out structures, repainting, adding updated stories/info about the area complete with pictures, and general cleanup at each site.

We feel this is a valued part of the entire trek across the goldfields to Barkerville and beyond, providing interesting and pertinent historical data and enhancing the experience for all visitors and residents alike.

There are, and have been, many businesses operating in the area East of Quesnel for many years. We are offering an opportunity to be part of this unique project and share some of our stories with current and future gold seekers, whether it be for work and/or pleasure.

Sketches and plans have been drawn up for each of these signs. The FOB have developed, designed, created, and will produce each sign. Each sign will feature all project sponsors in a standard sponsor marquee, but each sponsor for that specific sign’s location will have a larger featured sponsorship logo identifying that individual sponsor’s investment in that/those particular sign(s). The estimated cost per sign is \$2000, for a project total of \$20,000.

The FOB will repair, install the signage, and maintain all locations. However, sponsors will be invited to participate in that portion of the project if they wish to support with labour as well.

Your commitment, if you decide to embark with us (FOB) on this project would involve the financial sponsorship of these signs. A \$1500 per sign sponsorship will be good for a term of five (5) years. We understand this signage, when originally installed two decades-ago, involved the DOW and we hope to be able to feature the DOW as a sponsorship partner once again.

The following is a list of locations of all 10 signs and their story lines:

1. Cottonwood House – John Boyd family history - assigned
2. Mexican Hill – Lover’s Leap & Mexican Hill namesake - assigned
3. Blessing’s Grave - Pinegrove story & Blessing’s murder/burial -assigned
4. Stanley Cemetery - existing story -assigned
5. Devil’s Canyon - Wagon Road history -assigned
6. Jack of Clubs Lake Rest Stop - Wells story/history -assigned
7. **Jack of Clubs Tourist Info Center - Local trails history – District of Wells**
8. 1 Mile - Mining history (ODV-CGP)
9. Lowhee Campground Pullout - Fires history (include 1868 & 2024) -assigned
10. Bowron Lake Road - Logging history (include First Nations and/or Park history?) -assigned

We look forward to hearing from you, and sincerely hope this idea sparks your interest to be an integral part of this exciting project in the Cariboo Goldfields.

Please contact: friendsofbarkerville@barkerville.ca

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



Wells Municipal Hall
PO Box 219 - 4243 Sanders Avenue
Wells, BC
V0K 2R0

Attention: Elyssia Sasaki
Email: ellyisa@imarts.ca
2025 05 03

Re: Letter of support – IMA Arts Wells 2026 Destination Events Program application

This confirms that a Special Circumstances Motion, Council has adopted the following motion:

MOVED Councillor Funk, Seconded by Councillor Lewis, THAT Council supports the Destination Events Program application by Island Mountain Arts (IMA).

Carried

Unanimously

The District is in full support of IMA's application for Arts Wells 2026 Destination Events Program application for their organization related to Arts Wells and other events hosted in Wells. The District is also committed to assisting IMA in this project should they be successful in their application.

Council's full endorsement of this application is therefore provided.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Dombowsky". The signature is fluid and cursive, with the first name "Jerry" being more prominent than the last name "Dombowsky".

Jerry Dombowsky
CAO, District of Wells
250-991-1155
JerryDombowsky@wells.ca

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS
BYLAW NO. XXX, 2025
A BYLAW OF THE DISTRICT OF WELLS RESPECTING THE FINANCIAL PLAN FOR THE FIVE-YEAR PERIOD
JANUARY 1, 2025 TO DECEMBER 31, 2029**


WHEREAS Section 165 (1) of the Community Charter requires the District Council to have a financial plan that is adopted by bylaw; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed financial plan in accordance with Section 166 of the Community Charter.


NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. That Schedule "A", as attached hereto and made part of this bylaw, is hereby adopted as the Five-Year Financial Plan of the District of Wells for the years 2025 to 2029.
2. That Schedule "B", as attached and made part of this bylaw, is hereby adopted as the 5-year Financial Plan Statement of the District of Wells for the years 2025 to 2029.
3. This Bylaw may be cited for all purposes as the "District of Wells Financial Plan Bylaw No. 194, 2024".

| | |
|--------------------------|------------------------------------|
| READ FIRST READING this | 06 th day of May, 2025. |
| READ SECOND READING this | 06 th day of May, 2025. |
| READ THIRD READING this | 13 th day of May, 2025. |
| READ FINAL READING this | 13 th day of May, 2025. |




Ed Coleman, Mayor



Jerry Dombowsky, CAO

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. XXX, 2024 duly passed by the Council of the District of Wells on this 13 day of May, 2025



Jerry Dombowsky, CAO

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|----|---|--------------------|----------------------|----------------------|----------------------|----------------------|
| 1 | GENERAL OPERATING | | | | | |
| 2 | | | | | | |
| 3 | Account description | Budget 2025 | Forecast 2026 | Forecast 2027 | Forecast 2028 | Forecast 2029 |
| 4 | MUNICIPAL TAXES LEVIED | | | | | |
| 5 | Gen. & Debt-Residential | - 63,267 - | 65,165 - | 67,120 - | 69,134 - | 71,208 |
| 6 | Gen. & Debt-Utilities | - 3,515 - | 3,620 - | 3,729 - | 3,841 - | 3,956 |
| 7 | Gen. & Debt-Major Industry | - - | - | - | - | - |
| 8 | Gen. & Debt-Lite Industry | - 908 - | 935 - | 963 - | 992 - | 1,022 |
| 9 | Gen. & Debt-Business/Other | - 32,623 - | 33,602 - | 34,610 - | 35,648 - | 36,717 |
| 10 | Gen. & Debt-Recreational | - 504 - | 519 - | 535 - | 551 - | 567 |
| 11 | Total Municipal Taxes Levied | - 100,817 - | 103,842 - | 106,957 - | 110,165 - | 113,470 |
| 12 | | | | | | |
| 13 | FRONTAGE TAXES | | | | | |
| 14 | Sewer Parcel Taxes | - 52,710 - | 54,291 - | 55,920 - | 57,598 - | 59,326 |
| 15 | Water Parcel Taxes | - 61,244 - | 63,081 - | 64,974 - | 66,923 - | 68,931 |
| 16 | Garbage Parcel Taxes | - 5,020 - | 5,171 - | 5,326 - | 5,485 - | 5,650 |
| 17 | Total Frontage Taxes | - 118,974 - | 122,543 - | 126,220 - | 130,006 - | 133,906 |
| 18 | | | | | | |
| 19 | 1% TAXES | | | | | |
| 20 | BC Telephone (Sect 353) | - 1,100 - | 1,133 - | 1,167 - | 1,202 - | 1,238 |
| 21 | BC Hydro (Sect 353) | - 3,873 - | 3,989 - | 4,109 - | 4,232 - | 4,359 |
| 22 | Total 1% Taxes | - 4,973 - | 5,122 - | 5,276 - | 5,434 - | 5,597 |
| 23 | | | | | | |
| 24 | GRANTS IN LIEU OF TAXES | | | | | |
| 25 | GIL-Federal Government | - 7,600 - | 7,828 - | 8,063 - | 8,305 - | 8,554 |
| 26 | GIL-Provincial Government | - 7,730 - | 7,962 - | 8,201 - | 8,447 - | 8,700 |
| 27 | Total Grants in lieu of taxes | - 15,330 - | 15,790 - | 16,264 - | 16,752 - | 17,254 |
| 28 | | | | | | |
| 29 | SERVICES PROVIDED TO OTHER GOVERNMENTS | | | | | |
| 30 | Barkerville FPMutual Aid | - 2,000 - | 2,060 - | 2,122 - | 2,185 - | 2,251 |
| 31 | CRD Fire Protection Tax Transfer | - 6,000 - | 6,180 - | 6,365 - | 6,556 - | 6,753 |
| 32 | Street Lighting-Prov. Government | - 835 - | 860 - | 886 - | 912 - | 940 |
| 33 | Total Services Provided to Other Governments | - 8,835 - | 9,100 - | 9,373 - | 9,654 - | 9,944 |
| 34 | | | | | | |
| 35 | GARBAGE COLLECTION SERVICES | | | | | |
| 36 | Commercial Garbage Collection Fees | - 4,447 - | 4,580 - | 4,718 - | 4,859 - | 5,005 |
| 37 | Residential Garbage Collection Fees | - 8,399 - | 8,651 - | 8,910 - | 9,178 - | 9,453 |
| 38 | Total Garbage Collection Services | - 12,846 - | 13,231 - | 13,628 - | 14,037 - | 14,458 |
| 39 | | | | | | |
| 40 | LICENSES & PERMITS | | | | | |
| 41 | Building/Plumbing Permits | - 5,000 - | 5,150 - | 5,305 - | 5,464 - | 5,628 |
| 42 | Sub-Division/Rezone/Variance Fees Permits | - 1,500 - | 1,545 - | 1,591 - | 1,639 - | 1,688 |
| 43 | Total Licenses & Permits | - 6,500 - | 6,695 - | 6,896 - | 7,103 - | 7,316 |
| 44 | | | | | | |
| 45 | RENTALS | | | | | |
| 46 | Community Hall Rentals | - 8,000 - | 8,240 - | 8,487 - | 8,742 - | 9,004 |
| 47 | CRD Library Agreement | - 5,986 - | 6,166 - | 6,351 - | 6,541 - | 6,737 |
| 48 | Wells-Barkerville School Rentals | - 3,800 - | 3,914 - | 4,031 - | 4,152 - | 4,277 |
| 49 | School District 28 Agreement | - 7,500 - | 7,725 - | 7,957 - | 8,195 - | 8,441 |
| 50 | Total Rentals | - 25,286 - | 26,045 - | 26,826 - | 27,631 - | 28,460 |
| 51 | | | | | | |
| 52 | INVESTMENT INCOME | | | | | |
| 53 | Interest on Investments | - - | - | - | - | - |
| 54 | Total Investment Income | - - | - | - | - | - |
| 55 | | | | | | |
| 56 | PENALTIES & INTEREST ON TAXES | | | | | |
| 57 | Penalty on Current Taxes | - 2,500 - | 2,575 - | 2,652 - | 2,732 - | 2,814 |
| 58 | Interest on Arrears Taxes | - 2,400 - | 2,472 - | 2,546 - | 2,623 - | 2,701 |
| 59 | Interest on Delinquent Taxes | - 600 - | 618 - | 637 - | 656 - | 675 |
| 60 | Total Penalties & Interest on Taxes | - 5,500 - | 5,665 - | 5,835 - | 6,010 - | 6,190 |
| 61 | | | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|-----|---|----------------------|--------------------|--------------------|--------------------|------------------|
| 61 | | | | | | |
| 62 | OTHER INCOME | | | | | |
| 63 | TaxSale Income | - 600 - | 618 - | 637 - | 656 - | 675 |
| 64 | Fitness Centre Memberships | - 2,700 - | 2,781 - | 2,864 - | 2,950 - | 3,039 |
| 65 | Miscellaneous Revenue | - 200,122 - | 312,449 - | 323,322 - | 334,522 - | 346,057 |
| 66 | Property Tax Searches | - 200 - | 206 - | 212 - | 219 - | 225 |
| 67 | Community Forest Dividend | - 88,016 - | 90,656 - | 93,376 - | 96,177 - | 99,063 |
| 68 | Total Other Income | - 291,638 - | 406,710 - | 420,411 - | 434,524 - | 449,060 |
| 69 | | | | | | |
| 70 | UNCONDITIONAL GRANTS | | | | | |
| 71 | Prov Gov't - Small Community Prot. Grant | - 442,300 - | 455,569 - | 469,236 - | 483,313 - | 497,813 |
| 72 | Total Unconditional Grants | - 442,300 - | 455,569 - | 469,236 - | 483,313 - | 497,813 |
| 73 | | | | | | |
| 74 | CONDITIONAL GRANTS | | | | | |
| 75 | NDI Economic Dev Grants | - 50,000 - | 50,000 - | 50,000 - | 50,000 - | 50,000 |
| 76 | NDI Trust - Façade Improvement Grant | - 20,000 - | 20,000 - | 20,000 - | 20,000 - | 20,000 |
| 77 | FireSmart Grant (P014) | - 800,000 - | 800,000 | - | - | - |
| 78 | Visitor Information Centre | - 15,000 - | 15,000 - | 15,000 - | 15,000 - | 15,000 |
| 79 | Housing Bylaw Update | - 150,975 | - | - | - | - |
| 80 | Indigenous Engagement Program | - 82,000 | - | - | - | - |
| 81 | UBCM Climate Action Grant | - 40,246 | 40,246 | - | - | - |
| 82 | Access to Health Care Grant | - 21,335 | - | - | - | - |
| 83 | Osisko - Community Liaison Position | - 116,670 | 140,004 | 140,004 | 140,004 | 140,004 |
| 84 | Total Conditional Grants | - 1,215,734 - | 704,750 | 55,004 | 55,004 | 55,004 |
| 85 | | | | | | |
| 86 | TRANS FR OWN RESERVE ACCTS & SURPLUS | | | | | |
| 87 | Transfer from Reserves | - | - | - | - | - |
| 88 | Total Trans fr Own Reserve Accts & Surplus | - | - | - | - | - |
| 89 | | | | | | |
| 90 | COLLECTIONS FOR OTHER GOVTS | | | | | |
| 91 | Provincial School Tax | - 94,222 - | 97,049 - | 99,960 - | 102,959 - | 106,048 |
| 92 | Regional Hospital | - 29,274 - | 30,152 - | 31,057 - | 31,988 - | 32,948 |
| 93 | Municipal Finance Authority | - 8 - | 8 - | 8 - | 9 - | 9 |
| 94 | BC Assessment Authority | - 1,587 - | 1,634 - | 1,683 - | 1,734 - | 1,786 |
| 95 | Regional District (Admin & Library) | - 29,274 - | 30,152 - | 31,057 - | 31,988 - | 32,948 |
| 96 | Rural Refuse - CRD | - 15,701 - | 16,172 - | 16,657 - | 17,157 - | 17,672 |
| 97 | Policing Costs Recovery Tax | - 13,257 - | 13,655 - | 14,064 - | 14,486 - | 14,921 |
| 98 | Total Collections for Other Govts | - 183,323 - | 188,822 - | 194,487 - | 200,321 - | 206,331 |
| 99 | | | | | | |
| 100 | TOTAL REVENUES | - 2,432,056 - | 2,063,885 - | 1,346,404 - | 1,389,946 - | 1,434,795 |
| 101 | | | | | | |
| 102 | LEGISLATIVE COSTS | | | | | |
| 103 | Council Remuneration | 27,954 | 28,793 | 29,656 | 30,546 | 31,462 |
| 104 | Council Employer Costs | 2,002 | 2,062 | 2,124 | 2,188 | 2,253 |
| 105 | Memberships & Subscriptions | 1,300 | 1,339 | 1,379 | 1,421 | 1,463 |
| 106 | Council Travel & Conferences | 7,500 | 7,725 | 7,957 | 8,195 | 8,441 |
| 107 | Council Contingency & Hosting | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 108 | Total Legislative Costs | 48,756 | 50,219 | 51,725 | 53,277 | 54,875 |
| 109 | | | | | | |
| 110 | ADMINISTRATION (HUMAN RESOURCES) | | | | | |
| 111 | Staff Salaries | 251,437 | 258,980 | 266,750 | 274,752 | 282,995 |
| 112 | Staff Employer Costs | 72,538 | 74,714 | 76,956 | 79,264 | 81,642 |
| 113 | Bylaw Updates Staff & Employer Costs | 70,540 | | | | |
| 114 | Memberships | 1,800 | 1,854 | 1,910 | 1,967 | 2,026 |
| 115 | Travel & Conferences | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 |
| 116 | Staff Training | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 |
| 117 | Recruitment Expenses | 2,000 | 2,060 | 2,122 | 2,185 | 2,251 |
| 118 | Total Administration (Human Resources) | 410,315 | 349,968 | 360,467 | 371,281 | 382,420 |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|-----|---|--------------------|------------------|------------------|------------------|----------------|
| 120 | ADMINISTRATION (GENERAL) | | | | | |
| 121 | Telephone | 14,500 | 14,935 | 15,383 | 15,845 | 16,320 |
| 122 | Internet | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 123 | Statutory Advertising | 300 | 309 | 318 | 328 | 338 |
| 124 | Office Supplies and Equipment | 9,000 | 9,270 | 9,548 | 9,835 | 10,130 |
| 125 | Consulting Fees | 20,000 | 20,600 | 21,218 | 21,855 | 22,510 |
| 126 | Municipal Software & IT Services | 22,000 | 22,660 | 23,340 | 24,040 | 24,761 |
| 127 | Audit Fees | 25,000 | 25,750 | 26,523 | 27,318 | 28,138 |
| 128 | Legal Fees | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 129 | Bylaw Updates | 80,435 | 82,848 | 85,333 | 87,893 | 90,530 |
| 130 | Fire & Liability Insurance | 48,625 | 50,084 | 51,586 | 53,134 | 54,728 |
| 131 | General Expense, Postage, Freight | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 132 | Tax Sale Costs | 600 | 618 | 637 | 656 | 675 |
| 133 | Total Administration (General) | 241,960 | 249,219 | 256,695 | 264,396 | 272,328 |
| 134 | | | | | | |
| 135 | ELECTION EXPENSES | | | | | |
| 136 | ELECTIONS | 1 | 1 | 1 | 1 | 1 |
| 137 | Total Election Expenses | 1 | 1 | 1 | 1 | 1 |
| 138 | | | | | | |
| 139 | UTILITY ADMINISTRATION TRANSFERS | | | | | |
| 140 | Admin Rec - Water Department | - 61,068 - | 62,900 - | 64,787 - | 66,731 - | 68,733 |
| 141 | Admin Rec - Sewer Department | - 47,767 - | 49,200 - | 50,676 - | 52,196 - | 53,762 |
| 142 | Total Utility Administration Transfers | - 108,835 - | 112,100 - | 115,463 - | 118,927 - | 122,495 |
| 143 | | | | | | |
| 144 | COMMUNITY HALL | | | | | |
| 145 | WCH Building Repairs & Maintenance | 6,300 | 6,489 | 6,684 | 6,884 | 7,091 |
| 146 | WCH Telephone | 800 | 824 | 849 | 874 | 900 |
| 147 | WCH Electrical | 5,800 | 5,974 | 6,153 | 6,338 | 6,528 |
| 148 | WCH Fuel | 16,500 | 16,995 | 17,505 | 18,030 | 18,571 |
| 149 | Total Community Hall | 29,400 | 30,282 | 31,190 | 32,126 | 33,090 |
| 150 | | | | | | |
| 151 | ICE RINK | | | | | |
| 152 | Ice Rink Repairs and Maintenance | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 153 | Ice Rink Electricity | 1,270 | 1,308 | 1,347 | 1,388 | 1,429 |
| 154 | Total Visitor Information Centre | 3,770 | 3,883 | 4,000 | 4,120 | 4,243 |
| 155 | | | | | | |
| 156 | BALL DIAMOND SHED | | | | | |
| 157 | Ball Diamond Repairs and Maintenance | 100 | 103 | 106 | 109 | 113 |
| 158 | Ball Diamond Electricity | 150 | 155 | 159 | 164 | 169 |
| 159 | Total Ball Diamond Shed | 250 | 258 | 265 | 273 | 281 |
| 160 | | | | | | |
| 161 | MUNICIPAL HALL | | | | | |
| 162 | Town Hall Building Repairs & Maintenance | 2,000 | 2,060 | 2,122 | 2,185 | 2,251 |
| 163 | Town Hall Electricity | 2,730 | 2,812 | 2,896 | 2,983 | 3,073 |
| 164 | Town Hall Fuel | 6,700 | 6,901 | 7,108 | 7,321 | 7,541 |
| 165 | Total Municipal Hall | 11,430 | 11,773 | 12,126 | 12,490 | 12,865 |
| 166 | | | | | | |
| 167 | WELLS/BARKERVILLE SCHOOL | | | | | |
| 168 | Fitness Centre Expenses | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 169 | Geothermal Monitoring & Phone | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 170 | School Maintenance | 7,500 | 7,725 | 7,957 | 8,195 | 8,441 |
| 171 | School Electricity | 11,000 | 11,330 | 11,670 | 12,020 | 12,381 |
| 172 | School Fuel | 23,000 | 23,690 | 24,401 | 25,133 | 25,887 |
| 173 | Total Wells/Barkerville School | 43,500 | 44,805 | 46,149 | 47,534 | 48,960 |
| 174 | | | | | | |
| 175 | VISITOR INFORMATION CENTRE | | | | | |
| 176 | VIC Operations | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| 177 | VIC Repairs and Maintenance | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 178 | VIC Electricity | 420 | 433 | 446 | 459 | 473 |
| 179 | Total Visitor Information Centre | 16,420 | 16,463 | 16,506 | 16,552 | 16,598 |
| 180 | | | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|-----|--|------------------|----------------|----------------|----------------|----------------|
| 180 | | | | | | |
| 181 | | | | | | |
| 182 | FIRE BRIGADE - GENERAL | | | | | |
| 183 | Firehall Telephone | 800 | 824 | 849 | 874 | 900 |
| 184 | Fire Service Inspection | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 185 | Fire Hall Supplies & Equip | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 186 | Fire Dept Travel & Conferences | 1,200 | 1,236 | 1,273 | 1,311 | 1,351 |
| 187 | Fire Practice and Training | 8,000 | 8,240 | 8,487 | 8,742 | 9,004 |
| 188 | Group Life/WCB For Volunteers | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 189 | Total Fire Brigade - General | 22,500 | 23,175 | 23,870 | 24,586 | 25,324 |
| 190 | | | | | | |
| 191 | FIRE BRIGADE - COMMUNICATIONS | | | | | |
| 192 | Com Gear Repairs & Repl | 500 | 515 | 530 | 546 | 563 |
| 193 | Radio Licence | 500 | 515 | 530 | 546 | 563 |
| 194 | Total Fire Brigade - Communications | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 195 | | | | | | |
| 196 | FIRE BRIGADE - FIRE HALL | | | | | |
| 197 | Firehall Building Repairs & Maintenance | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 198 | Firehall Propane | 4,000 | 4,120 | 4,244 | 4,371 | 4,502 |
| 199 | Firehall Electricity | 5,700 | 5,871 | 6,047 | 6,229 | 6,415 |
| 200 | Total Fire Brigade - Firehall | 11,200 | 11,536 | 11,882 | 12,239 | 12,606 |
| 201 | | | | | | |
| 202 | FIRE BRIGADE - VEHICLES | | | | | |
| 203 | Fire Trucks | 10,400 | 10,712 | 11,033 | 11,364 | 11,705 |
| 204 | Total Fire Brigade - Vehicles | 10,400 | 10,712 | 11,033 | 11,364 | 11,705 |
| 205 | | | | | | |
| 206 | BUILDING INSPECTION | | | | | |
| 207 | Building Inspection Service Contract | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 208 | Total Building Inspection | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 209 | | | | | | |
| 210 | PUBLIC WORKS - GENERAL | | | | | |
| 211 | Public Works Labor | 122,133 | 125,797 | 129,571 | 133,458 | 137,462 |
| 212 | PW Employment Costs | 22,500 | 23,175 | 23,870 | 24,586 | 25,324 |
| 213 | Public Works Road Maint Contracts | 150,000 | 154,500 | 159,135 | 163,909 | 168,826 |
| 214 | PW Supplies & Materials | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 |
| 215 | Custodial Supplies | 3,000 | 3,090 | 3,183 | 3,278 | 3,377 |
| 216 | Ditching and Drainage | 5,500 | 5,665 | 5,835 | 6,010 | 6,190 |
| 217 | Vehicles | 40,000 | 41,200 | 42,436 | 43,709 | 45,020 |
| 218 | Total Public Works - General | 349,133 | 359,607 | 370,395 | 381,507 | 392,952 |
| 219 | | | | | | |
| 220 | PUBLIC WORKS - STREET LIGHTING | | | | | |
| 221 | St. Light Electricity | 7,900 | 8,137 | 8,381 | 8,633 | 8,892 |
| 222 | Total Public Works - Street Lighting | 7,900 | 8,137 | 8,381 | 8,633 | 8,892 |
| 223 | | | | | | |
| 224 | PUBLIC WORKS - GARBAGE COLLECTION | | | | | |
| 225 | Public Works - Garbage Collection Contract | 14,920 | 15,368 | 15,829 | 16,303 | 16,793 |
| 226 | Total Public Works - Garbage Collection | 14,920 | 15,368 | 15,829 | 16,303 | 16,793 |
| 227 | | | | | | |
| 228 | COMMUNITY DEVELOPMENT | | | | | |
| 229 | Website Maintenance | - | - | - | - | - |
| 230 | Marketing and Economic Development | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 |
| 231 | Community Bus | 21,335 | 21,975 | 22,634 | 23,313 | 24,013 |
| 232 | Community Events | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 233 | NDI Façade improvement program | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| 234 | 2025 Fire Smart Program (P014) | 800,000 | 800,000 | - | - | - |
| 235 | UBCM Climate Action Plan | - 40,246 | - 40,246 | - | - | - |
| 236 | Indigenous Engagement Program | 82,000 | - | - | - | - |
| 237 | Osisko Community Liaison Program | 116,670 | - 140,004 | - 140,004 | - 140,004 | - 140,004 |
| 238 | Local Grants In Aid | 7,500 | 7,725 | 7,957 | 8,195 | 8,441 |
| 239 | Total Community Development | 1,014,759 | 677,175 | 81,456 | 80,300 | 79,109 |
| 240 | | | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|-----|--|------------------|------------------|------------------|------------------|------------------|
| 241 | | | | | | |
| 242 | DEBT SERVICES | | | | | |
| 243 | Interest & Bank Charges | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 244 | Total Debt Services | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 245 | | | | | | |
| 246 | TRANSTO OWN FUNDS & RESERVES | | | | | |
| 247 | Transferto Water Operating Fund | 61,244 | 63,081 | 64,974 | 66,923 | 68,931 |
| 248 | Transferto Sewer Operating Fund | 52,710 | 54,291 | 55,920 | 57,598 | 59,326 |
| 249 | Transferto General Capital Fund | - | - | - | - | - |
| 250 | Transferto Water Capital Fund | - | - | - | - | - |
| 251 | Transferto Previous Year | - | - | - | - | - |
| 252 | Transferto Furture Year Gen. Op. Fund | - | - | - | - | - |
| 253 | Total Trans to Own Funds & Reserves | 113,954 | 117,373 | 120,894 | 124,521 | 128,256 |
| 254 | | | | | | |
| 255 | COLLECTIONS FOR OTHER GOVERNMENTS | | | | | |
| 256 | Provincial School | 94,222 | 97,049 | 99,960 | 102,959 | 106,048 |
| 257 | Regional Hospital | 29,274 | 30,152 | 31,057 | 31,988 | 32,948 |
| 258 | Municipal Finance Authority | 8 | 8 | 8 | 9 | 9 |
| 259 | BC Assessment Authority | 1,587 | 1,634 | 1,683 | 1,734 | 1,786 |
| 260 | Regional District (Admin & Library) | 29,274 | 30,152 | 31,057 | 31,988 | 32,948 |
| 261 | Regional District - Rural Refuse | 15,701 | 16,172 | 16,657 | 17,157 | 17,672 |
| 262 | BC School/ Police Taxes | 13,257 | 13,655 | 14,064 | 14,486 | 14,921 |
| 263 | Total Collections for Other Governments | 183,323 | 188,822 | 194,487 | 200,321 | 206,331 |
| 264 | | | | | | |
| 265 | TOTAL EXPENSES | 2,432,056 | 2,063,885 | 1,346,404 | 1,389,947 | 1,434,795 |
| 266 | | | | | | |
| 267 | GENERAL OPERATING FUND BALANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 268 | | | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|----|---|--------------------|----------------------|----------------------|----------------------|----------------------|
| 1 | WATER FUND | | | | | |
| 2 | | | | | | |
| 3 | Account description | Budget 2025 | Forecast 2026 | Forecast 2027 | Forecast 2028 | Forecast 2029 |
| 4 | SALE OF SERVICE | | | | | |
| 5 | WaterUserFees | - 51,249 - | 52,786 - | 54,370 - | 56,001 - | 57,681 |
| 6 | WaterService Connection Fees | - 2,500 - | 2,575 - | 2,652 - | 2,732 - | 2,814 |
| 7 | Total Sale of Service | - 53,749 - | 55,361 - | 57,022 - | 58,733 - | 60,495 |
| 8 | | | | | | |
| 9 | OTHER REVENUE | | | | | |
| 10 | WaterService On & Off Charges | - 250 - | 258 - | 265 - | 273 - | 281 |
| 11 | Total Other Revenue | - 250 - | 258 - | 265 - | 273 - | 281 |
| 12 | | | | | | |
| 13 | TRANSFERS FROM OWN SOURCES | | | | | |
| 14 | General Revenue - Parcel Taxes Water | - 61,244 - | 63,081 - | 64,974 - | 66,923 - | 68,931 |
| 15 | Total Transfers from Own Sources | - 61,244 - | 63,081 - | 64,974 - | 66,923 - | 68,931 |
| 16 | | | | | | |
| 17 | TOTAL REVENUES | - 115,243 - | 118,700 - | 122,261 - | 125,929 - | 129,707 |
| 18 | | | | | | |
| 19 | ADMINISTRATION | | | | | |
| 20 | Administration Transfer to Gen Rev | 61,068 | 62,900 | 64,787 | 66,731 | 68,733 |
| 21 | Utility Conference, Travel, Training | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 22 | Water Permits & Licenses | 1,000 | 1,030 | 1,061 | 1,093 | 1,126 |
| 23 | Total Administration | 63,568 | 65,475 | 67,439 | 69,462 | 71,546 |
| 24 | | | | | | |
| 25 | DISTRIBUTION SYSTEM | | | | | |
| 26 | New Service Connection-Water | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 27 | Water Dist. Materials | 8,000 | 8,240 | 8,487 | 8,742 | 9,004 |
| 28 | Water Dis. Maintenance | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 29 | Water System Testing | 3,200 | 3,296 | 3,395 | 3,497 | 3,602 |
| 30 | Total Distribution System | 23,700 | 24,411 | 25,143 | 25,898 | 26,675 |
| 31 | | | | | | |
| 32 | WATER SYSTEM FACILITIES | | | | | |
| 33 | Water Facilities Telephone | 725 | 747 | 769 | 792 | 816 |
| 34 | Water System Alarm Monitoring | 250 | 258 | 265 | 273 | 281 |
| 35 | Water Facility Repairs and Maint. | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 36 | Water Filter Operations | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 37 | Water Pump House Electricity | 9,500 | 9,785 | 10,079 | 10,381 | 10,692 |
| 38 | Total Water System Facilities | 22,975 | 23,664 | 24,374 | 25,105 | 25,859 |
| 39 | | | | | | |
| 40 | | | | | | |
| 41 | HYDRANTS | | | | | |
| 42 | Hydrant Maintenance | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 43 | Total Hydrants | 5,000 | 5,150 | 5,305 | 5,464 | 5,628 |
| 44 | | | | | | |
| 45 | | | | | | |
| 46 | TOTAL EXPENSES | 115,243 | 118,700 | 122,261 | 125,929 | 129,707 |
| 47 | | | | | | |
| 48 | WATER FUND BALANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 49 | | | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| | A | B | C | D | E | F |
|----|---|--------------------|----------------------|----------------------|----------------------|----------------------|
| 1 | SEWER FUND | | | | | |
| 2 | | | | | | |
| 3 | Account description | Budget 2025 | Forecast 2026 | Forecast 2027 | Forecast 2028 | Forecast 2029 |
| 4 | SALE OF SERVICE | | | | | |
| 5 | SewerUtility User Fees | - 46,458 - | 47,852 - | 49,287 - | 50,766 - | 52,289 |
| 6 | SewerService Connection Fees | - 2,500 - | 2,575 - | 2,652 - | 2,732 - | 2,814 |
| 7 | Total Sale of Service | - 48,958 - | 50,427 - | 51,940 - | 53,498 - | 55,103 |
| 8 | | | | | | |
| 9 | TRANSFERS FROM OWN SOURCES | | | | | |
| 10 | SewerParcel Taxes | - 52,710 - | 54,291 - | 55,920 - | 57,598 - | 59,326 |
| 11 | Total Transfers from Own Sources | - 52,710 - | 54,291 - | 55,920 - | 57,598 - | 59,326 |
| 12 | | | | | | |
| 13 | TOTAL REVENUES | - 101,668 - | 104,718 - | 107,860 - | 111,095 - | 114,428 |
| 14 | | | | | | |
| 15 | ADMINISTRATION | | | | | |
| 16 | Administration Transfer to Gen Rev | 47,768 | 49,201 | 50,677 | 52,197 | 53,763 |
| 17 | SewerPermits & Licenses | 500 | 515 | 530 | 546 | 563 |
| 18 | Total Administration | 48,268 | 49,716 | 51,208 | 52,744 | 54,326 |
| 19 | | | | | | |
| 20 | COLLECTION SYSTEM | | | | | |
| 21 | New Sewer Connection Charges | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 22 | SewerLine Annual Flushing | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 23 | SewerSystem Repairs & Maint. | 10,000 | 10,300 | 10,609 | 10,927 | 11,255 |
| 24 | Total Collection System | 22,500 | 23,175 | 23,870 | 24,586 | 25,324 |
| 25 | | | | | | |
| 26 | SEWER SYSTEM FACILITIES | | | | | |
| 27 | SewerFacilities Telephone | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 28 | SewerFacility Alarm Monitoring | 500 | 515 | 530 | 546 | 563 |
| 29 | SewerLift Station Electricity | 3,400 | 3,502 | 3,607 | 3,715 | 3,827 |
| 30 | SewerLift Station Fuel | 1,500 | 1,545 | 1,591 | 1,639 | 1,688 |
| 31 | SewerLift Station Repair and Maint. | 6,000 | 6,180 | 6,365 | 6,556 | 6,753 |
| 32 | Total Sewer System Facilities | 12,900 | 13,287 | 13,686 | 14,096 | 14,519 |
| 33 | | | | | | |
| 34 | SEWER SYSTEM FACILITIES | | | | | |
| 35 | SewerLagoon Repairs & Maint | 7,500 | 7,725 | 7,957 | 8,195 | 8,441 |
| 36 | SewerFacilities Electricity | 8,000 | 8,240 | 8,487 | 8,742 | 9,004 |
| 37 | Sewer-Environmental Testing | 2,500 | 2,575 | 2,652 | 2,732 | 2,814 |
| 38 | Total Sewer System Facilities | 18,000 | 18,540 | 19,096 | 19,669 | 20,259 |
| 39 | | | | | | |
| 40 | TOTAL EXPENSES | 101,668 | 104,718 | 107,860 | 111,095 | 114,428 |
| 41 | | | | | | |
| 42 | SEWER CAPITAL FUND BALANCE | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 43 | | | | | | |

Schedule “B”
Financial Plan – Bylaw No. XXX 2025

Policy:

Council reviews the source of revenues for the District of Wells annually during the Five-Year planning process. Through this Process, Council considers the tax burden, user fees, and other sources of funding in proportion to the planned services and expenditure programme for the District. Council determines the appropriateness of the level of services and expenditures in relation to the available funding sources and the impact or the burden of costs for these services and expenditures between property taxes, user fees and other sources of funding and considers if changes to the allocation of funding sources should be implemented.

Objective:

To review the appropriateness of total revenue proposed to come from each funding sources for the planned services and expenditures and to ensure the sustainability of the funding sources to continue to provide the services in the future.

The distribution rates of Property Taxes among the property classes:

Table (2) provides the distribution of property taxes rates to determine the revenue among the property classes. The practice of Council has been to set tax rates in order to maintain tax stability. This is accomplished by maintaining the proportionate relationship provided below between the property classes, while taking into account new construction values, deletions from the tax roll and changes in property classes, and assessment changes that are considered to be significant and affect the proportionate relationship. Council reviews the proportionate relationships between classes caused by the various factors and attempts to ensure a reasonable and fair allocation of taxes between classes to provide for the services identified within the Five-Year Financial Plan. This practice allows taxpayers in the municipality to be confident that in any year, their property tax bill will increase proportionately to the increase in tax revenue required year over year, taking into account assessment increases of their property to the assessment class average.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Table (2)

[illegible]

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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 | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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 | | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 | | | | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 WBCCRC 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 WBCCRC 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 | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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 | | | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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: | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

| Ref | Building | Items District of Wells Office | Cost | Status |
|------|---------------------|---|--------------|------------|
| | 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 | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | 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: | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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: | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

| Ref | Building | Items Community Hall | 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 | 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 Repairs | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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: | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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 | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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 | | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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. | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

| 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 contributiions 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 |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 06, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

| 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 | | |