

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xats'ull, 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—3:15pm to 4:30pm Regular Council Meeting

Time: May 22, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/86363990342?pwd=VA4V6STFfNXapjdI9ToV2U7KnqTQrJ.1>

Meeting ID: 863 6399 0342

Passcode: 449460

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday May 22, 2025, 3:15pm to 4:30pm

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

1.3 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday May 22, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday May 6, 8, and 13, 2025, as circulated.

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

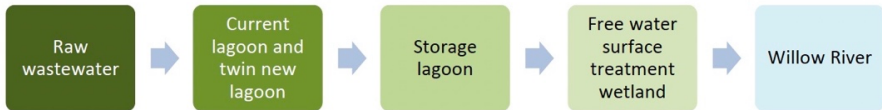
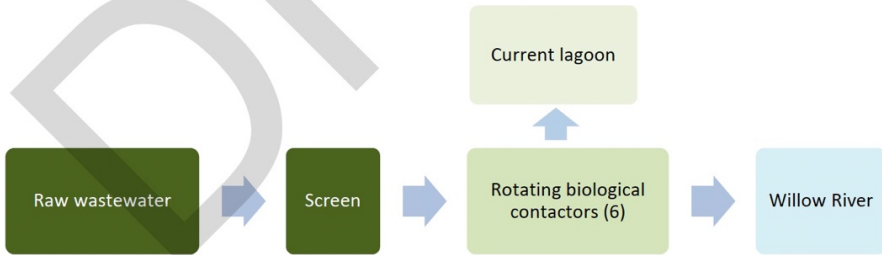
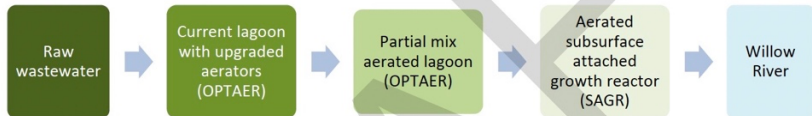
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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

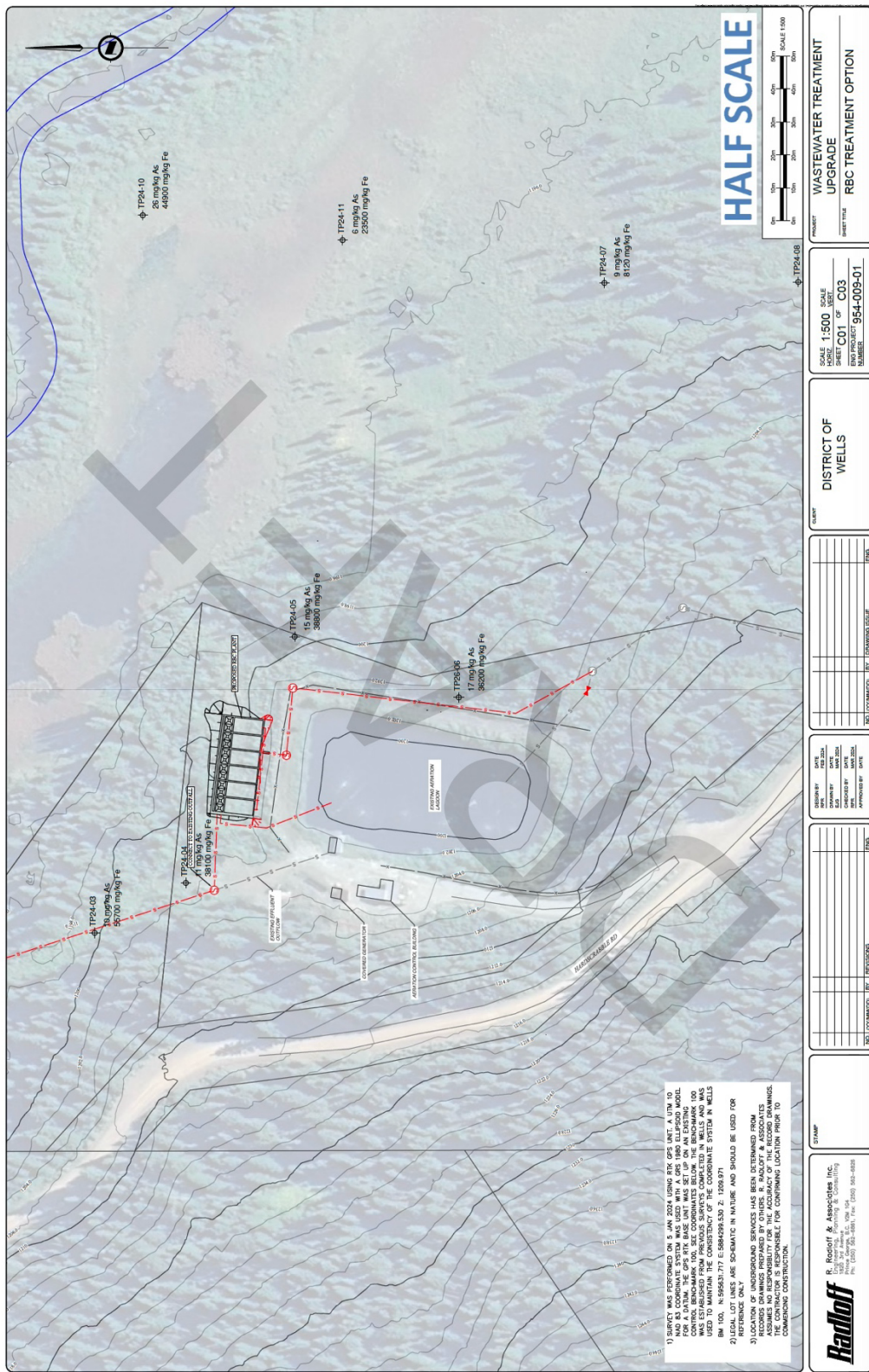
- P002—Waste Water Project--We will have an Options and Update Report in **2025 April** from our Engineers. The Project is estimated at **\$26 million to \$31 million**.

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>

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- 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 posted at wells.ca and osiskodev.com. 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 • Leadership Framework Updates • Other
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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)

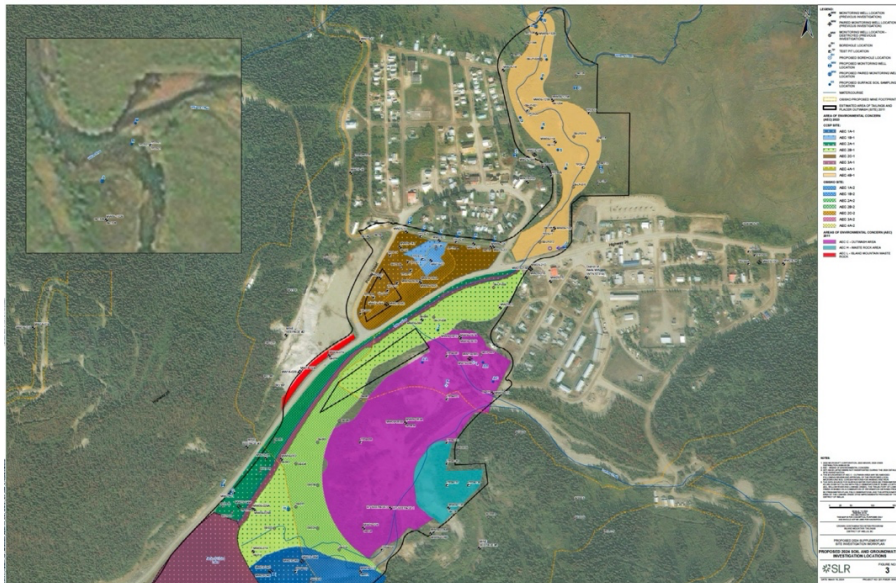
HIGHLIGHTS¹

- ▶ 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.

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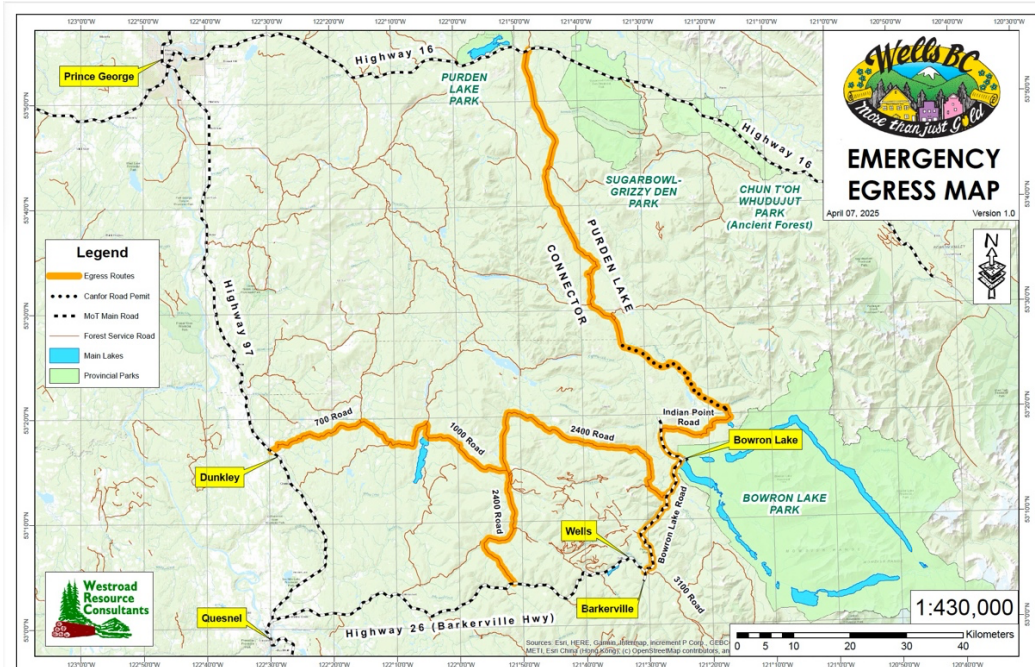
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”.**
 - P022—DOW & Partners Emergency Response Plan—**updates are completed**, with a “Coles Notes” companion document being prepared as well.
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project—Provincial and Northern Health Authorities reviewed the Sites 2024 05 08 and Contaminated Sites Team in early July. Regulated Data expected in January 2025; SLR continues further testing. 4' Flexible and tasteful fencing requested for Jack of Clubs Lake front at Visitors' Centre. Public Update report issued, see below.
- P030 2024 07 12--[Contaminated Site Community Report Update](#). Map Below:



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

Draft Option 1C



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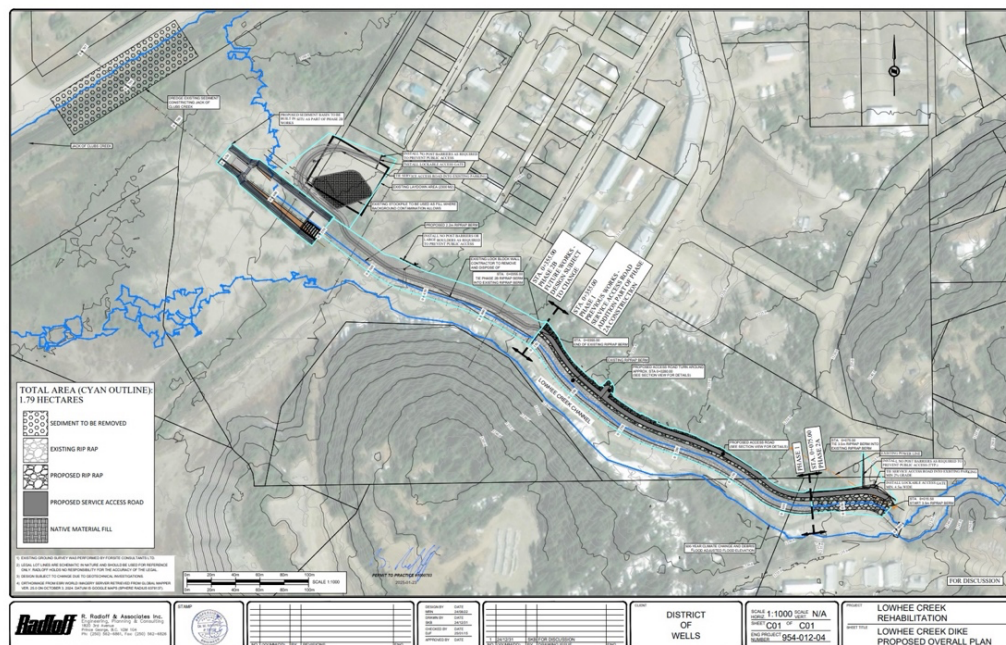
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Lhtako would like to come to Wells to complete the Charter process.**

1.1	P050	Lhtako Dene Nation Partnerships		1	23-11	OG	x	x	x	x		
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		1	24-02	OG	x	x	x	x		
1.3	P050.2	Lhtako Dene Nation Partnerships—Water and Flood Management		1	24-02	OG	x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Wells Barkerville Community Forest		1	23-06	OG	x	x	x			
1.5	P050.4	Lhtako Dene Nation Partnerships—Power Line		1	23-11	OG	x	x				
1.6	P050.5	Lhtako Dene Nation Partnerships—Barkerville and Cottonwood		1	23-11	OG	x	x				
1.7	P050.6	Lhtako Dene Nation Partnerships—FireSmart & Wildfire Mitigation		1	23-11	OG	x	x	x			
1.8	P050.7	Lhtako Dene Nation Partnerships—Charter		1	23-11	OG	x	x	x	x		
1.9	P050.8	Lhtako Dene Nation Partnerships—Waste Water		1	23-11	OG	x	x	x	x		
1.10	P050.9	Lhtako Dene Nation Partnerships—Drinking Water		1	23-11	OG	x	x	x	x		
1.11	P050.10	Lhtako Dene Nation Partnerships—Wells Community Buildings		1	23-11	OG	x	x	x	x		

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

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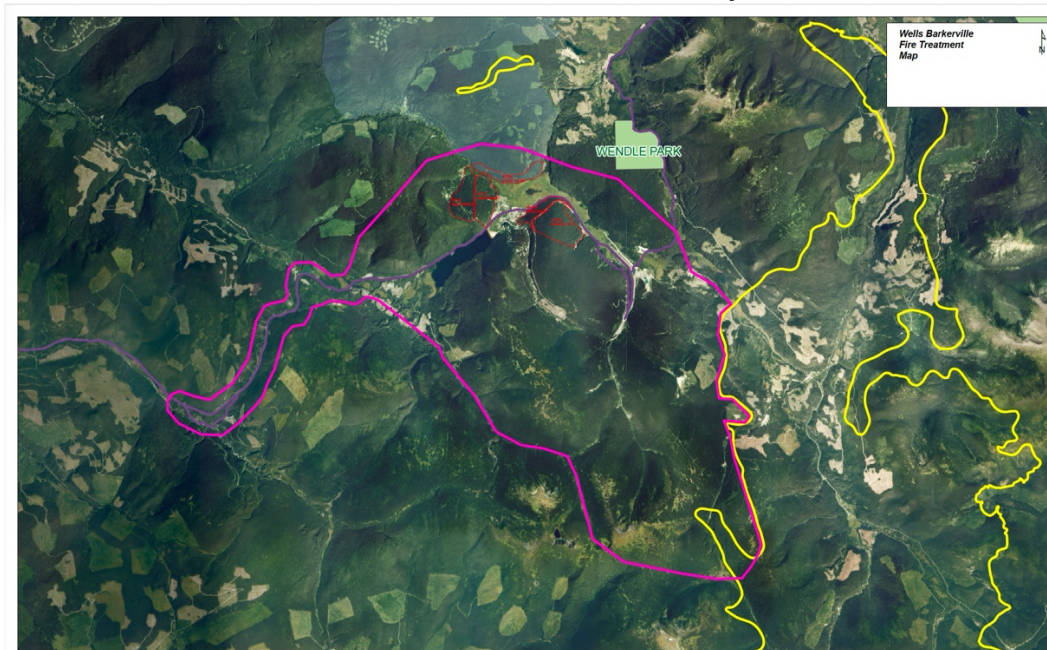
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 & 2 Approved:** Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - **P082—\$5 million Category 3 Approved:** Water and Flooding Phase 2—Lowhee 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 22, 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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P106—UBCM Strategic Priorities

PURPOSE OF THE STRATEGIC PRIORITIES FUND

Provides funding for strategic investments that are large in scale, regional in impact or innovative and support the Canada Community-Building Fund national objectives of productivity and economic growth, a clean environment, and strong cities and communities.

ELIGIBLE APPLICANTS

All local governments outside of Metro Vancouver.

ELIGIBLE CAPITAL INFRASTRUCTURE STREAM CATEGORIES

Public Transit • Local Roads, Bridges and Active Transportation • Community Energy Systems • Drinking Water • Solid Waste • Wastewater and Stormwater • Regional and Local Airports • Short-Line Rail • Short-Sea Shipping • Broadband Connectivity • Brownfield Redevelopment • Resilience • Tourism Infrastructure • Cultural Infrastructure • Recreation and Sport Infrastructure • Fire Halls and Fire Trucks

ELIGIBLE CAPACITY BUILDING STREAM CATEGORIES

Asset Management, Long-Term Infrastructure Planning, and Integrated Community Sustainability Planning.

APPLICATION LIMIT FOR MUNICIPALITIES

One (1) capital infrastructure application and one (1) capacity building application for a total of two (2) SPF applications

APPLICATION LIMIT FOR REGIONAL DISTRICTS

Total of four (4) applications with a maximum of three (3) capital infrastructure applications

AVAILABLE FUNDING

Up to 100% of net eligible costs of approved projects up to a maximum federal Canada Community-Building Fund contribution of \$7 million.

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 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 5.0 (posted at Wells.ca)
- 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

6.2 CAO Reports

6.2.1 General Updates and Other

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

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

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday May 22, 2025.

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

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TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, May 6, 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), Councillor Dirk Van Stralen (online)

STAFF: CAO Jerry Dombowsky; CFO Sarah Brown; Financial Advisor Gary Champagne

PUBLIC GALLERY: 1 online: Elyssia Sasaki

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-055 THAT Council at 3:17pm approves to call to order the Regular Council Meeting of Tuesday, May 6, 2025.

Carried

1.2 Approval of the Agenda

25-056 THAT Council approves the agenda for the Regular Council Meeting of Tuesday, May 6, 2025, as circulated.

Carried

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, April 22, 2025
Corrections identified:

- 2.1 change “from unfinished business” to “from the meeting agenda”
- 2.0 Councillor Funk noted that the minutes for the November 26, 2024, Special Open Meeting for consultants’ presentations on two planning documents have not yet been received.
- P040 – Lheidli T'enneh First Nation
- 5.1 Hayley Archer of Osisko
- Mayor’s report “project spreadsheet” in last bullet point
- Select Committees’-RFP should be capitalized
- CAO report “know” changed to “known”
- Councillor Funk- Election Day, April 28th Community Hall, main level

25-057 THAT Council approves the minutes for the Regular Council Meeting of Tuesday, April 22, 2025, as circulated, with friendly amendments.

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Carried

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

- Mayor Coleman provided verbal updates on the Strategic Priorities

25-058 THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried

6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

Concise Business Plan—Version 4.9 (posted at Wells.ca)

Meeting Schedule

- 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

- Mayor Coleman presented the District of Wells Financial Plan for the Five-Year Period of January 1, 2025 to December 31, 2029 (see agenda for Finance and Budget process Overview).

25-059 THAT, in Schedule A of the Schedule of Tax Rates for the year 2025, Property Classification 04-Major Industry be increased to 25 in Tax dollars per \$1000 of Assessment.

Carried

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25-060 THAT Council receive the 1st and 2nd reading of the 2025 Five Year Financial Plan and Tax Rates for Municipal, Regional Hospital, and Regional District purposes for 2025 as presented, with added amendments.

Carried

25-061 THAT Council supports the Chief Administration Officer issuing an RFP (Request for Proposals) for a Community Facilities, Parks and Recreation Master Plan for the District of Wells as soon as possible, based on the Draft RFP presented to the May 5, 2025 Committee Meeting with a budget of \$25,000 sourced from the Community Works Fund, the Growing Communities Fund or the Housing Legislation Planning Fund, or a combination thereof.

Carried

6.2 CAO Reports

6.2.1 IMA Support Letter- A motion was adopted by Council to support the IMA ArtsWells 2026 Destination Events Program application. This letter of support and commitment to assisting IMA in this project, should they be successful, was sent by the District to IMA.

25-062 THAT Council receives the Island Mountain Arts (IMA) letter of support from the District of Wells sent on May 3, 2025.

Carried

6.2.2 Red Roof Project- involves restoring the ten information signs along the Barkerville Highway which the Friends of Barkerville are embarking on in the 2025 season. The letter is a request for sponsors, including the District of Wells, to donate \$1500 for a term of five years.

25-063 THAT Council receives the Red Roof Project Sponsorship Request and move it to the Supplements List in the 2025 Budget.

Carried

25-064 THAT Council receives the Mayor and CAO reports.

Carried

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7.0 INFORMATION AND ANNOUNCEMENTS

1.0 ADJOURNMENT

1.1 Adjournment of the Regular Council meeting of Tuesday, May 6, 2025

25-065 THAT Council at 5:09 pm adjourns the Regular Council meeting of Tuesday, May 6, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

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AGENDA**

Summary notes - Regular Council Meeting May 6, 2025, 3:15pm

Overview

- Council approved increasing the major industry mill rate from **20** to **25** to align with other mining communities like Sparwood (**37.856**) and Kitimat (**29.65**)
- Council gave first and second reading to the 2025-2029 five-year financial plan with a **3%** revenue increase target
- CAO confirmed Jack of Clubs Lake does not require fencing based on liability insurance review, with proper signage being sufficient
- Council approved allocating **\$25,000** for community facilities master planning with an RFP to be issued
- Council directed staff to investigate increasing grants-in-aid from **\$7,500** to **\$10,000** before final budget reading
- Council received **\$800,000** in FireSmart funding approval (**\$400,000** for 2025 and **\$400,000** for 2026)

Approval of agenda and minutes

- Council approved the agenda with clarification that finance and budget process overview falls under the Mayor's report
- Council approved minutes with several amendments including corrections to spelling of "Lheidli T'enneh First Nation" and clarification on evacuation routes planning
- Council noted minutes for the 11/26/2024 special open meeting for consultant presentations have not yet been received

Strategic priorities project updates

- Mayor reported the technical review for FireSmart phase one was completed with reimbursement of over **\$23,000** on its way
- Mayor announced approval of **\$800,000** in FireSmart funding in partnership with Lhtako Dene (**\$400,000** for 2025 and **\$400,000** for 2026)
- Mayor reported a forester (named Tom) has been assigned from the forestry branch to help with the area map "yellow area" projects
- Mayor confirmed the wastewater project received requested approvals, with details to be shared at the next council meeting
- Mayor reported Lowhee 2a project reached substantial completion with work continuing on the berm and service road

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Jack of Clubs Lake fencing requirements

- CAO confirmed liability insurance review indicated fencing is not required at Jack of Clubs Lake
- Council agreed that proper signage with sandwich boards (securely anchored) would be sufficient instead of fencing
- Mayor will inform the contaminated sites branch of the public preference against fencing
- Mayor noted contaminated sites branch should provide a community update with their collected data

Budget process overview

- Gary Champagne explained the District uses fund accounting with separate funds for different municipal functions
- CAO reported the 2022 audit is complete and the 2023 audit is **95%** complete
- Mayor explained the budget includes a five-year financial plan with some projects reflected in the operating budget
- Mayor confirmed the District maintains a **3%** annual revenue increase target for predictability
- CFO clarified that parcel taxes cover infrastructure costs while user fees cover service delivery costs

Five-year financial plan review

- Council reviewed the 2025-2029 financial plan line by line, focusing on revenues and expenses
- CFO explained the **\$88,000** Community Forest dividend for 2025 has already been received
- Council questioned the **\$150,000** road maintenance contract budget, with staff explaining it's based on actual costs with consideration for winter variability
- Council requested increasing grants-in-aid from **\$7,500** to **\$10,000** to better support community organizations
- Gary Champagne explained that miscellaneous revenue represents expected but unspecified income sources including potential Community Forest surplus

Major industry mill rate increase

- Council approved increasing the major industry mill rate from **20** to **25**
- Councillor Trotter-Wanner noted comparable rates in other mining communities: Sparwood (**37.856**), Elkford (**28.4**), and Kitimat (**29.65**)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Council agreed to gradually increase the rate to align with other mining communities
- Lewis moved and Van Stralen seconded the motion to increase the rate to **25**

IMA support letter for Arts Wells 2026

- CAO reported that a letter of support was provided to IMA for their funding application to the destination events program
- Council formally received and approved the letter that was previously approved under special circumstances
- IMA representative thanked Council for supporting arts funding and confirmed the application was submitted

Friends of Barkerville Red Roof project

- CAO presented a letter from Friends of Barkerville requesting funding for the Red Roof signage project along Highway 26
- Project involves restoring abandoned milestone posts at a cost of approximately **\$2,000** per signpost
- Council moved to add the request to the supplements list for potential funding from growing community funds
- Councillor Funk noted support for the project as the bare red roofs have been without maintenance for some time

Community facilities master planning

- Council approved the CAO issuing an RFP for community facilities, parks and recreation master planning
- Council allocated **\$25,000** for the master planning process
- Councillor Funk noted the master plan will include community consultation and help set the stage for future planning
- Council Funk agreed the master plan will help move forward projects that have been on hold

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS SPECIAL OPEN COUNCIL MEETING
THURSDAY, May 8, 2025, 11:00 am
IN-PERSON and ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman (online), Councillor Dorothea Funk, Councillor Jennifer Lewis (online), Councillor Dirk Van Stralen (online)

STAFF: CAO Jerry Dombowsky, CFO Sarah Brown

PUBLIC GALLERY: none

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-066 THAT Council at 11:04 am approves to call to order the Special Open Budget and Council Meeting of Thursday May 8, 2025.

Carried

1.2 Approval of the Agenda

25-067 THAT Council approves the Agenda of the Special Open Budget and Council Meeting of Thursday May 8, 2025.

Carried

2.0 BUDGET

2.1 Budget Overview

2.2 First and Reading Updates (result of May 6th, 2025, Regular Council Meeting)

2.3 Budget Public Hearing

Budget amendments from first and second readings:

- Amendments included increased grant in aid from \$7,500 to \$10,000
- Housing grant file revenue was adjusted to show it's a one-time grant, not carrying forward to 2026
- Election expenses of \$3,500 were added to the 2026 budget
- Community bus allocation was adjusted with net zero impact due to increased Northern Health funding
- Mill rate for major industry was adjusted to 25 as per council's request
- Minor adjustments were made to staff salaries with net zero impact by moving public works salary out of salaries to public works

2.4 Motion to address the Red Roof project funding to supplements discussion for the May 13th meeting.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

25-068 THAT Council approves moving the Red Roof project funding to supplements discussion for the May 13th, 2025, meeting.

Carried

2.5 Motion to add the remainder of the content other than the Red Roof project to the third reading documents May 13th, 2025.

25-069 THAT Council adds the remainder of the content other than the Red Roof project to the third reading documents May 13th, 2025.

Carried

2.6 Motion to enter into Public Hearing.

25-070 THAT Council enter into Public Hearing for Budget.

Carried

- Hearing no comment from the public, move to adjourn.

3.0 ADJOURNMENT

3.1 Adjournment of the Special Open Budget and Budget Public Hearing Council meeting of Thursday May 8th, 2025.

25-071 THAT Council at 12:33 pm adjourns the Special Open Budget and Budget Public Hearing Council meeting for Thursday May 8th, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Summary Notes Special Open Council Meeting and Public Hearing May 8, 2025

Overview

- Council increased grant in aid from **\$7,500** to **\$10,000** with funding from anticipated miscellaneous revenue
- Council agreed to address the Red Roof project funding request of **\$1,500** to supplements discussion for the **May 13th** meeting
- CAO Dombowsky identified **\$5,010** in parcel and utility taxes that can no longer be waived for nonprofits by bylaw
- Mayor confirmed the District already has an empty capital reserve that has been unfunded for decades
- Council will conduct third and final reading of the operating budget on **May 13th, 2025**

Budget amendments from first and second readings

- CAO Dombowsky presented amendments including increased grant in aid from **\$7,500** to **\$10,000**
- Housing grant file revenue was adjusted to show it's a one-time grant, not carrying forward to **2026**
- Election expenses of **\$3,500** were added to the **2026** budget
- Community bus allocation was adjusted with net zero impact due to increased Northern Health funding
- Mill rate for major industry was adjusted to **25** as per council's request
- Minor adjustments were made to staff salaries with net zero impact by moving public works salary out of salaries to public works

Grant in aid increase from \$7,500 to \$10,000

- CAO Dombowsky confirmed the increase was incorporated into the budget amendments
- Funding source identified as anticipated miscellaneous revenue
- CAO noted the District didn't use the full grant in aid amount allocated last year
- Mayor noted the Community Forest dividend received in December **2024** supports the expectation of additional cash surplus

Parcel and utility tax exemption for nonprofits

- CAO Dombowsky explained the Community Charter only allows waiving property taxes by bylaw, not parcel and utility taxes
- Total impact on nonprofits identified as **\$5,010**, broken down by organization:

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Legion: **\$1,150**
- Recreation Society (curling club): **\$860**
- Island Mountain Arts: **\$2,140**
- Wells Historical Society: **\$860**
- CAO suggested increasing grant in aid to cover these costs through an application process
- Councillor Lewis questioned whether inactive organizations like the Legion and curling club should receive this support

Red Roof project funding options

- Project involves a **\$1,500** donation for a Wells-specific information sign as part of the Friends of Barkerville Society project
- Council agreed to address the Red Roof project funding to supplements discussion for the **May 13th** meeting
- Councillor Lewis recommended keeping it separate from grant in aid as it's not a Wells-based organization
- Mayor noted the project has a deadline of **May 14th**

Capital reserve considerations

- Councillor Lewis asked about provisions for starting a capital reserve
- Mayor confirmed the District already has an empty capital reserve that has been unfunded for decades
- Mayor explained different types of reserves including capital reserves, snow removal reserves, and tax stabilization reserves
- Mayor noted reserve discussions would be appropriate after completing audit processes for **2023** and **2024**

Project framework and supplements planning

- Mayor confirmed the updated project framework was sent to Municipal Affairs
- Councillor Lewis asked about the **\$25,000** approved for the master plan request for proposals for community facilities
- Mayor clarified it would be added to the project grid, likely under planning
- Council will discuss supplements at every meeting for the remainder of the fiscal year
- Mayor requested councillors identify urgent supplement items for the **May 13th** meeting

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS SPECIAL OPEN COUNCIL MEETING
TUESDAY, May 13, 2025, 11:00 am
IN-PERSON and ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Jennifer Lewis (online), Councillor Dirk Van Stralen (online), Councillor Josh Trotter-Wanner (online)
STAFF: CAO Jerry Dombowsky, CFO Sarah Brown, Consultant Gary Champagne
PUBLIC GALLERY: none

3.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

3.1 Call to Order

25-072 THAT Council at 11:02 am approves to call to order the Special Open Budget Council Meeting of Tuesday May 13, 2025.

Carried

3.2 Approval of the Agenda

25-073 THAT Council approves the Agenda of the Special Open Budget and Council Meeting of Tuesday May 13, 2025.

Carried

4.0 LETTER OF SUPPORT – CAO for Community Garden

2.1 Support letter for Community Garden Association grant application to Northern Health

25-074 THAT Council direct the CAO to provide a letter of support for the Northern Health Imagine Grant Program application by Wells and Area Community Association as requested.

Carried

3.0 BUDGET

3.1 Budget Overview

3.2 Third and Final Reading

3.3 Projects and Supplements Discussion

- discussion about budget and supplements

3.4 Motion to move third and final reading of the Budget and Tax Rate bylaws.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

25-075 THAT Council move third and final reading on the Operating Budget as presented, with the 5-year Financial Plan and Tax Rate Bylaws.

Carried

4.0 ADJOURNMENT

4.1 Adjournment of the Special Open Budget and Budget Public Hearing Council meeting of Tuesday May 13th, 2025.

25-076 THAT Council at 12:33 pm adjourns the Special Open Budget and Budget Public Hearing Council meeting for Tuesday May 13th, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Summary Notes Special Open Council Budget Meeting May 13, 2025

Overview

- Council approved a letter of support for Wells and Area Community Association's application to Northern Health's Imagine grant program for **\$10,000** to improve community garden beds
- Council passed third and final reading of the operating budget and tax bylaw, with clarification on tax exemptions for non-profit organizations totaling over **\$5,000**
- CAO will develop a separate application process for non-profits to apply for relief from parcel and utility taxes, distinct from the existing **\$10,000** grant-in-aid program
- Council approved **\$1,500** from Growing Communities Fund for the Red Roof project by Friends of Barkerville Historical Society
- CAO will prepare a comprehensive report on available funds in Community Works Fund (**\$335,000** at Integrus) and Growing Communities Fund (balance of **\$648,000** with **\$513,000** already allocated)

Letter of support for community garden grant

- Council approved providing a letter of support for Wells and Area Community Association's application to Northern Health's Imagine grant program
- Grant maximum is **\$10,000** to address outside garden beds under the food security category
- District support includes providing space for the garden but no financial assistance
- Mayor mentioned recently constructing **13** new treated plant-neutral garden beds that could serve as examples for quick installation

Operating budget and tax bylaw review

- Council passed third reading of bylaw **199/2025** (five-year financial plan) and bylaw **200/2025** (tax rates)
- CAO clarified that the Community Charter allows exemption of municipal taxes for non-profits but not parcel taxes and utilities
- Impact of parcel and utility taxes on property-owning non-profits totals over **\$5,000**, affecting Legion, Recreation Society (Curling Club), Island Mountain Arts, and Wells Historical Society
- Council decided to keep tax relief separate from grant-in-aid program, with CAO to develop a separate application process

Tax exemptions for non-profit organizations

- Council identified three separate programs for non-profit support:

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Regular grant-in-aid program (**\$10,000**) that organizations apply for
- Tax bylaw exemptions for regular property taxes
- New process for relief from frontage and utility taxes
- CAO will create an application process for the third program and bring recommendations back to council

Project frameworks and funding sources

- Mayor presented comprehensive project framework tracking active projects with various funding providers
- Projects organized as small, medium, and large with various funding sources
- Revenue sources include Community Forest, grants, municipal taxes, UBCM Community Works Fund, and Growing Communities Fund
- Community Works Fund requires completed audits and financial statements before funds can be accessed
- Growing Communities Fund totals **\$648,000** with **\$513,000** already allocated to fire truck (**\$360,000**), roof (**\$118,000**), and fitness center (**\$35,000**)

Building maintenance assessments

- Mayor presented detailed building-by-building assessment of maintenance needs
- District office priorities include HVAC improvements and duct cleaning
- Fire hall has a new panel installed with some final connections needed
- Community hall priorities include kitchen improvements now that TELUS has moved out
- Cultural center (school) priorities include finishing interior paint, upgrading kitchen, and completing lead ceiling work

Community Works and Growing Communities funds

- Community Works Fund has **\$335,000** at Integris from previous years
- New Community Works funding awaiting submission of audited financial statements
- Growing Communities Fund totals **\$648,000** with **\$513,000** already allocated
- CAO will prepare comprehensive report on available funds and eligible expenses
- New expanded eligibility grid for Community Works Fund was recently released
- CAO noted that Community Works does not cover repair or maintenance costs

Red Roof project funding approval

- Council approved **\$1,500** from Growing Communities Fund for the Red Roof project by Friends of Barkerville Historical Society
- Project qualifies under tourism-related infrastructure category
- Funding request needed approval by **May 15, 2025**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 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 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

District of Wells—Strategic Priorities Projects Tracking Grid

Version 8.0—2025 05 05

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

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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 22, 2025—3:15PM TO 4:30PM
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AGENDA

PC=Priority Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) **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	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
1	P006	Indigenous Partnerships		1	22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships		1	23-11	OG	x	x	x	x		
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		1	24-02	OG	x	x	x	x		
1.3	P050.2	Lhtako Dene Nation Partnerships—Water and Flood Management		1	24-02	OG	x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Wells Barkerville Community Forest		1	23-06	OG	x	x	x			
1.5	P050.4	Lhtako Dene Nation Partnerships—Power Line		1	23-11	OG	x	x				
1.6	P050.5	Lhtako Dene Nation Partnerships—Barkerville and Cottonwood		1	23-11	OG	x	x				
1.7	P050.6	Lhtako Dene Nation Partnerships—FireSmart & Wildfire Mitigation		1	23-11	OG	x	x	x			
1.8	P050.7	Lhtako Dene Nation Partnerships—Charter		1	23-11	OG	x	x	x	x		
1.9	P050.8	Lhtako Dene Nation Partnerships—Waste Water		1	23-11	OG	x	x	x	x		
1.10	P050.9	Lhtako Dene Nation Partnerships—Drinking Water		1	23-11	OG	x	x	x	x		
1.11	P050.10	Lhtako Dene Nation Partnerships—Wells Community Buildings		1	23-11	OG	x	x	x	x		
1.11	P050.11	Lhtako Dene Nation Partnerships—Cariboo Gold Project		1	23-11	OG	x	x	x	x		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
2	P017	Osisko MOU and Community Agreement			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	\$256,000	1	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 (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
3		DOW & Partners--Emergency and Prevention Planning & Implementation			24-02		x	x	x			
3.1	P076	PROV BC--Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	1	23-06	24-04	x	x	x	x	x	
3.2	P082	UBCM Disaster Risk Reduction--Category 1, 2 & 3--Lowhee Phase 2	\$5,300,000	1	24-01		x	x	x			
3.3	P042	2024 & 2025 UBCM--Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.4	P022	DOW & Partners--Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.5	P014	UBCM--FireSmart Community Funding and Supports (Part 1)	\$123,500	1	21-04	24-03	x	x	x	x	x	
3.6	P014.1	UBCM--FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04		x	x	x			
3.7	P023	UBCM--2023 Fire Equipment & Training Grant	\$30,000	1	22-11	24-03	x	x	x	x	x	9
3.8	P039	PROV BC--Engine 11 Replacement	\$360,000	1/2	22-12	25-03	x	x	x	x	x	9
3.9	P039.1	PROV BC--Future Engine Replacements		2								
3.10	P040	2024 UBCM--Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.11	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
3.12	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000		24-06	24-11	x	x	x	x	x	
3.13	P101.1	PROV BC EMCR 2024 Wildfires		1	24-05		x	x	x	x		
3.14	P101.2	PROV BC EMCR 2025 Wildfires		2								
4		Infrastructure										
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$5,000,000	1	20-04	26-03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH) (\$425,572 P & F; 213,285 DOW)	\$639,858	1	19-04	24-03	x	x	x	x	x	
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant (Osisko)	\$7,000,000	2	22-12	26-06	x	x	x			
5		Planning, Housing, Community, Facilities Economic										
5.1	P003	DOW & Partners--New OCP (Osisko)	\$100,000	1	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000	1	18-04	24-12	x	x	x	x	x	
5.3	P035	UBCM Economic Development Plan	\$55,000	1	18-04	24-12	x	x	x	x	x	
5.4	P035.1	Dark Sky Project		2	24-02							
5.5	P035.2	Heritage Protection Zone(s)		2	24-02							
5.6	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000	1	18-05	24-12	x	x	x	x	x	
5.7	P057	UBCM--Housing Strategy Revision	\$15,000	1	21-01	24-12	x					
5.8	P064	PROV BC--LGHI Fund--Lands and Housing	\$150,975	1	24-01		x	x				
5.9	P004	DOW & Partners--Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
5.10	P004.1	PROV BC–REDIP WBCCRC Project (Three Submissions—Not Approved)		1	22-11	27-03	x	x				
5.11	P005	DOW & Partners—Playground (\$56,000 in-trust)		2	20-04	24-10	x	x				
5.12	P020	DOW Wells Community Forest and Community Forest Expansion (funds vary each year)		1	18-04	OG	x	x	x	x		
5.13	P063	PROV BC Growing Communities Fund	\$588,000	2	23-03	24-10	x	x	x			
5.14	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x			
5.15	P016	PROV BC–Housing & BC Housing Project		2	19-04	OG	x	x				
5.16	P011	NDIT Highway 26 Power Line Project	\$20,000	1	22-06	23-11	x	x	x	x	x	
5.17	P025	NDIT–Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x			
5.18	P045	NDIT–Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x				
5.19	P093	NDIT–Economic Infrastructure		3								
5.18	P094	NDIT–Community Places		3								
5.19	P095	NDIT–Business Façade (\$10,000 annual)		1	24-01		x	x	x			
5.20	P037	UBCM–Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x				
5.22	P047	PROV BC–Destination Development		3	23-01	x	x					
5.23	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)		2	05-01	23-09	x	x	x	x		
5.24	P102	PROV BC–LGCAP–2022 to 2026	\$202,373	2	22-03	26-07	x	x	x	x		
A		Appendix A–Complete										
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
A.2	P061	BC HYRDO–LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x	7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 22, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
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		2	22-11	23-12	x	x				
B.5	P044.4	Mooney Lane House Fire		1	22-06		x	x	x	x	x	
B.6	P044.5	DOW—Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	1	22-11	23-04	x	x	x	x	x	
B.7	P044.6	PROV BC & DOW--Cemetery		2	22-06	OG	x	x				
B.8	P044.7	DOW Municipal Hall Upgrades	\$130,000	1	22-04	24-12	x	x	x	x	x	
B.9	P044.8	DOW Firehall Upgrades	\$175,000	1	22-04	23-12	x	x	x	x	x	
B.11	P044.9	2023 to 2025 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x			
B12	P044.10	DOW & Partners—EV Charging Stations		2	23-01	OG	x	x	x			
B13	P044.11	Novaks Land Use			22-08		x	x				

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Appendix L—District of Wells Risk Management Chart (Version 10.0)

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	26,000,000	Collection and Treatment
2	Water					630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities					1,000,000	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					2,000,000	20,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing						7,500,000	Various Formats
7	Power					3,000,000	25,000,000	Reliable Power Three Phase Power
8	Snow Removal					185,000	185,000 per year	Improved Plan, Equipment
9	Emergency Evacuation Routes					200,000	6,000,000	Forest Service Roads & Purden Connector Options
10	Highway 26					10,000,000	30,000,000	Short and Long-term Plan
11	Flooding					8,000,000	5,000,000+	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					\$32,565,000	\$142,185,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service 	8,000	C
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	C
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	C
2023	Firehall	Old Section Structural Review of Subfloor		C
2024	Firehall	Install New Washroom and Showers in New Section	10,000	C
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Community and Cultural Recreation Centre	Cost	Solution
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		C
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
2024	C & R Centre	Fitness Room Renovation and HVAC	20,000	C
2024	C & R Centre	Fitness Room Washrooms	10,000	C
2024	C & R Centre	Fitness Room Doors	2,000	C
	C & R Centre	Re-grout Skating Rink Concrete and Stain sides of doors		

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2		2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	C
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	C/IP
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	WBCCRC School Kitchens Improvements	3,500	1		2023	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023 to 2025	Ongoing
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation & Refence	3,500	1		2023 & 2024	C
25	Move Ball Field Shop	TBA	1		2023	

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P075—2022 to 2025 Supplements

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

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P075—2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		C
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		IP
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	C
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	IP
12	WBCCRC	Old Fire Line for Old Boilers Assessment		IP
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		IP
14	WBCCRC	Various Small Items Assessment and Completion		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		

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

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

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

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