

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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 Meeting 3:15pm to 5:00pm**

Time: Jun 10, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/88404532446?pwd=SvfkBmwAD7l2kceXtboMVOXCQsSJd8.1>

Meeting ID: 884 0453 2446

Passcode: 523569

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday June 10, 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 June 10, 2025 as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes for the Council Meetings of Tuesday May 22, 2025, as circulated.

**3.0 CORRESPONDENCE**

3.1 Our Blood Counts—Plasma North British Columbia Letter

**4.0 DELEGATIONS AND PRESENTATIONS**

4.1 2023 Audit Presentation—Ryan Broughton, CPA, CA Partner FBB Chartered Accountants

4.2 Georgina Shikhukhulo, District of Wells Cariboo Gold Liaison


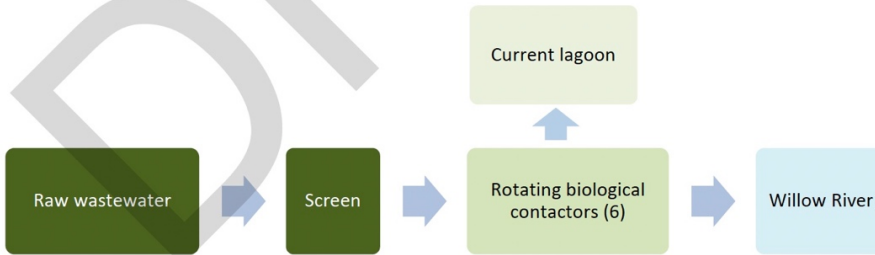
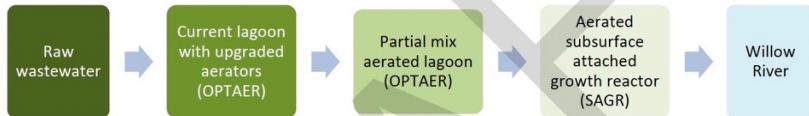
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**5.0 UNFINISHED BUSINESS**

**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><b>OPTION 1 – FREE WATER SURFACE WETLAND</b></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] --&gt; B[Current lagoon and twin new lagoon]     B --&gt; C[Storage lagoon]     C --&gt; D[Free water surface treatment wetland]     D --&gt; E[Willow River]         </pre> <p><i>Figure 1: Option 1 - Free water surface wetland</i></p>
<p><b>OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS</b></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] --&gt; B[Screen]     B --&gt; C[Rotating biological contactors (6)]     C --&gt; D[Current lagoon]     D --&gt; E[Willow River]         </pre> <p><i>Figure 2: Option 2 – RBC process</i></p>
<p><b>OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED</b></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] --&gt; B[Current lagoon with upgraded aerators (OPTAER)]     B --&gt; C[Partial mix aerated lagoon (OPTAER)]     C --&gt; D[Aerated subsurface attached growth reactor (SAGR)]     D --&gt; E[Willow River]         </pre>

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





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- P014—UBCM FireSmart Community Funding Supports Phase 1. Current project completed with final report submitted 2025 January; **technical review 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**

<b>P14.1--UBCM FireSmart</b>					
<b>Item</b>	<b>Wells 2025</b>	<b>Lhtako 2025</b>	<b>Wells 2026</b>	<b>Lhtako 2026</b>	<b>Total</b>
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"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• DOW CG Liason Position</li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• WBCRC Contributions</li> <li>• <b>Taxation and BC Assessment</b></li> <li>• Emergency Preparedness—Water, Wildfire, Routes, Other</li> <li>• Asset Improvements</li> <li>• Osisko Leadership Framework</li> <li>• <b>Upgrading of Existing Osisko Homes and Properties</b></li> <li>• <b>Feasibility Study Updated</b></li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• <b>Environmental Certificate Schedule B—Community Affects Management Plan</b></li> <li>• Contaminated Sites Prov of BC</li> <li>• Economic Development Plans and Planning</li> <li>• <b>Sound and Noise</b></li> <li>• Light and Light Pollution</li> <li>• <b>Leadership Framework Updates</b></li> <li>• Other</li> </ul>
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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 NPV<sub>5%</sub>  
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 NPV<sub>5%</sub> AND 38.0% IRR**

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

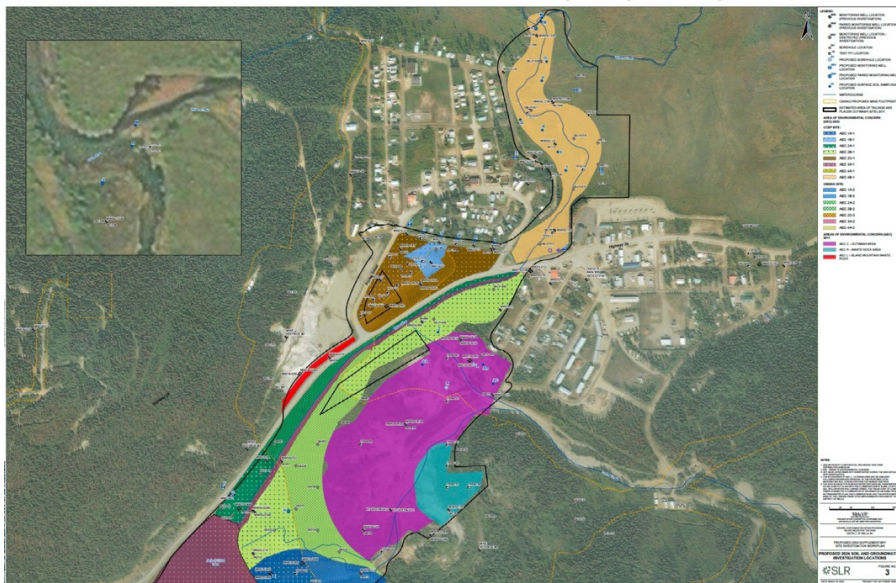
**HIGHLIGHTS<sup>1</sup>**

- ▶ Robust returns with base case after-tax NPV<sub>5%</sub> of \$943 million, unlevered after-tax IRR of 22.1% and payback<sup>2</sup> of 2.8 years at \$2,400/oz gold price assumption. Using spot gold price of \$3,300/oz, NPV<sub>5%</sub> improves to \$2,066 million, IRR 38.0%, and payback<sup>2</sup> 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 mines<sup>3</sup>
- ▶ 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](http://www.sedarplus.ca)) and on EDGAR ([www.sec.gov](http://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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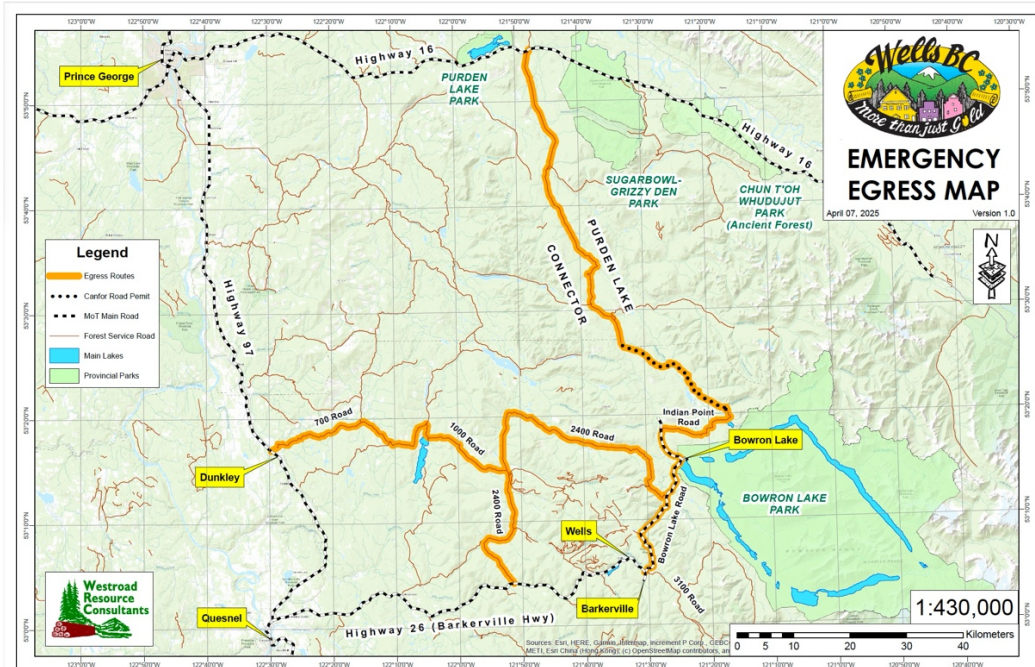
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”.**
- P022—DOW & Partners Emergency Response Plan—**updates 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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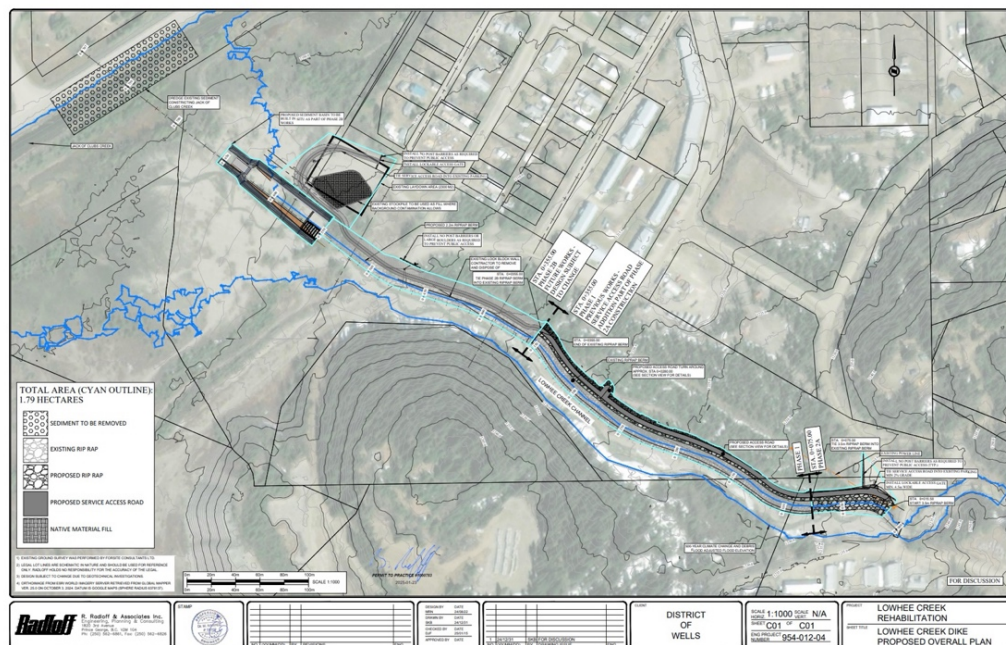
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Lhtako would like to come to Wells to complete the Charter process.**

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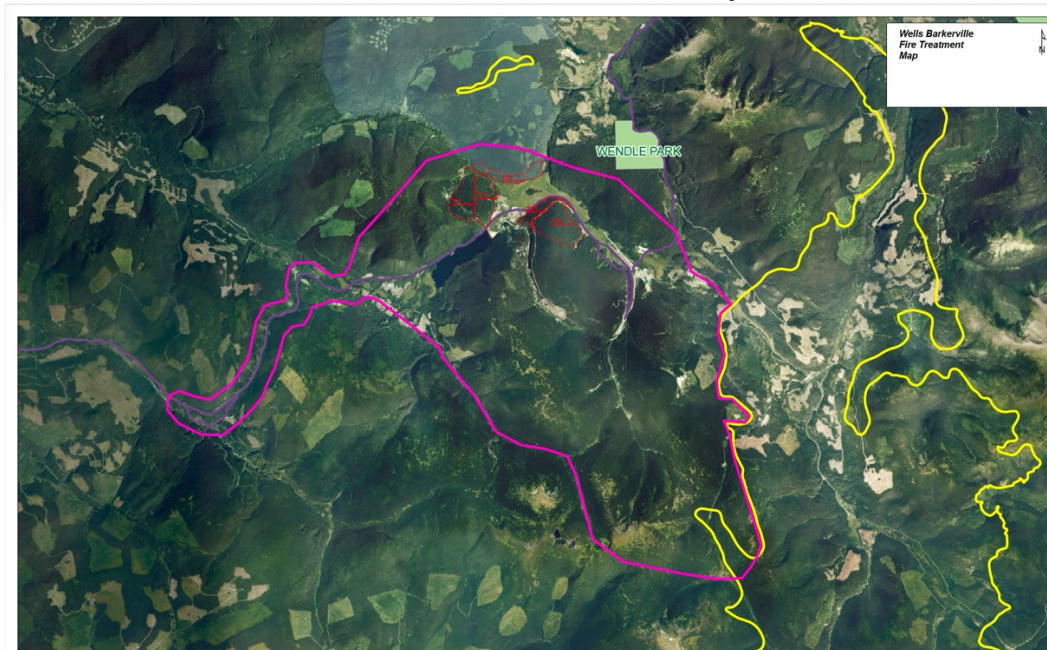
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
  - **P083—\$300,000--Category 1 & 2 Approved:** Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
  - **P082—\$5 million Category 3 Approved:** Water and Flooding Phase 2—Lowhee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



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

**P103 Draft Wildfire Protection Study Area**





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TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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.

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TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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**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 (complete)**; 2024 Audit June 2025. 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 10, 2025	June 24, 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

6.2.2 Island Mountain Arts—Arts Wells Needs Report

**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 June 10, 2025.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday June 10, 2025.

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TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
THURSDAY, May 22, 2025, 3:15 pm  
LIVE AND ONLINE (VIA ZOOM)  
MINUTES**

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

**STAFF:** CAO Jerry Dombowsky

**PUBLIC GALLERY:** Elyssia Sasaki, Katherine Benny, Carrie Chard (online @ 3:51 pm)

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT**

1.1 Call to Order

**25-077 THAT** Council at 3:18pm approves to call to order the Regular Council Meeting of Thursday May 22, 2025.

Carried

1.2 Approval of the Agenda

**25-078 THAT** Council approves the agenda for the Regular Council Meeting of Thursday, May 22, 2025, as circulated.

Carried

**2.0 MINUTES**

2.1 Approval of the Minutes for the Regular Council Meetings of Tuesday, May 6<sup>th</sup>, Thursday May 8<sup>th</sup> and Tuesday May 13<sup>th</sup> with corrections to Thursday May 6<sup>th</sup> minutes identified:

- Motion 25-060 change “receive” to “approve”
- Motion 25-061 add full name “Community Facilities and Lands Select Committee” to motion.

**25-079 THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, May 6<sup>th</sup>, Thursday May 8<sup>th</sup> and Tuesday May 13<sup>th</sup>, as circulated, with friendly amendments.

Carried

**3.0 CORRESPONDENCE—NIL**

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**5.0 UNFINISHED BUSINESS**



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**5.1 Strategic Priorities Project—Incremental Information Only**

- Mayor Coleman provided verbal updates on the Strategic Priorities

**25-080 THAT** Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried

**6.0 REPORTS**

**6.1 Mayor's Report (and verbal updates)**

- The Mayor reported on the Highway 26 sinkhole repair progress
- Discussion about moving the June 3<sup>rd</sup> Council meetings to June 10<sup>th</sup>

**25-081 THAT** Council approve re-scheduling the June 3, 2025 In-Camera and Regular Council meetings to June 10, 2025 with In-Camera at 2:00 pm and Regular Council at 3:15 pm.

Carried

**6.2 CAO Reports**

- 6.2.1** Council approved in principle road closures, noise bylaw exemptions, and use of the Visitor Centre by Island Mountain Arts during the Arts Wells Festival with the CAO to bring a formal report request to the June 10<sup>th</sup> Council meeting.

**25-082 THAT** Council receives the Mayor and CAO reports.

Carried

**7.0 INFORMATION AND ANNOUNCEMENTS**

- The Sunset Theatre will be presenting "Jake's Gift" on May 26<sup>th</sup>
- Osisko will have a community presentation at the Sunset on May 27<sup>th</sup> at 4:30 pm

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**8.0 ADJOURNMENT**

1.1 Adjournment of the Regular Council meeting of Thursday, May 22, 2025

**25-083 THAT** Council at 5:09 pm adjourns the Regular Council meeting of Thursday, May 22, 2025.

Carried

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Mayor Ed Coleman

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CAO Jerry Dombowsky

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AGENDA**



**Our Blood Counts**  
Plasma for Northern BC

Our Blood Counts- Plasma for Northern BC  
7605 Loedel Crescent  
Prince George, BC V2N 0A5  
250.617.8091, [ourbloodcounts@gmail.com](mailto:ourbloodcounts@gmail.com), [www.ourbloodcounts.com](http://www.ourbloodcounts.com)

June 6th 2025

District of Wells  
Mayor Ed Coleman and Members of Council  
4243 Sanders Ave, Wells, BC V0K 2R0

Subject: in support of a Blood Plasma Donor Centre in Northern BC

Dear Mayor Coleman and Members of Council:

On behalf of Our Blood Counts, we are requesting support in principle from Council for the District of Wells for the establishment of a Northern BC Blood Plasma Donor Centre in Prince George on the traditional territory of the Lheidli T'enneh First Nation.

Canada currently faces a significant plasma deficit. Plasma from blood is essential for producing life-saving medications. Despite efforts to increase domestic plasma collection, Canada still relies on international supply chains for plasma-based treatments. We believe renewing blood donation in Northern BC through a plasma donor centre would support Canadian patients and health providers by reducing Canada's reliance on foreign donors and suppliers. We are dedicated to advocating for such a centre to provide a culturally safe and humble space to donate and support patients and families.

**The Importance of Plasma**

Plasma is crucial for transporting water, salts, enzymes, antibodies, and clotting factors in the body. Donated plasma is combined through a process called fractionation to produce plasma protein products. These products are used to treat conditions such as cancer, immune deficiencies, liver and kidney diseases, and blood disorders.<sup>1</sup> Plasma donations are more frequent than whole blood donations, as only plasma is extracted with specialized equipment while other blood components are returned to the donor.

**Canada's Plasma Shortage and Need for a Northern BC Centre**

Canada collects less than 20 percent of the plasma it needs. Over 80 percent of immune globulin (a plasma protein product) used in Canada is sourced from the United States. Despite expansions, Canadian Blood Services only expects to meet 50 to 60 percent of domestic demand for plasma.<sup>2</sup> The global value of the market for plasma-based medication is expected to



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rise in value by 70 percent from 2023 to 2034<sup>3</sup> with the United States and Canada being key growth areas. Therefore, expanding domestic plasma collection is crucial.

Canadian Blood Services ran a whole blood donor centre in Prince George from 1998 to 2015. Its closure has left Northern BC residents with long travel distances to donate blood or plasma. However, Canadian Blood Services is opening plasma donor centres in cities like Thunder Bay Ontario.<sup>4</sup> Thunder Bay is a key centre for an expansive rural region, much like Prince George is for Northern BC. This shows the potential for success of plasma donation in our region.

**Our Advocacy and Regional Support**

Our Blood Counts, a group of blood donors, recipients, and advocates, seeks to bring a plasma donor centre operated by Canadian Blood Services to Northern BC. This centre would help collect plasma to produce vital medications for patients across Canada.

Our petition in support of a Northern BC plasma donor centre has garnered over 1,500 signatures since its launch in June 2024, showing strong regional support. Prince George, as a regional hub, is ideally positioned to host a centre and attract donors from across Northern BC. More than 90 percent of petition signers say they would be likely to donate at such a centre.

**Comparing Northern BC to Thunder Bay, Ontario**

Thunder Bay as a city is larger than Prince George, with 123,258 people<sup>5</sup> compared to PG's 89,490<sup>6</sup>. However with over 130,000 people, Northern Health's Northern Interior Health Services Delivery Area (which includes Wells) has the population to support a plasma donor centre.<sup>7</sup> Prince George is also closer to Canadian Blood Services' testing operations in Calgary than Thunder Bay is to its testing site in Brampton Ontario. Those signing the petition from across the North (and from communities outside of the Northern Interior) have also said they would include plasma donations in Prince George in their travels.

**Canadian Blood Services' Response**

Canadian Blood Services is seeking a million new blood donors over the next five years, but has declined our call for a Northern BC donor centre. The organization has not responded to our specific points about population and closer proximity to a testing site. They have only said they are confident they are well positioned to meet their targets through their existing network plans and that logistical concerns prevent re-establishing a donor centre in this region.

Canadian Blood Services has encouraged Northern BC residents to register for stem cell and organ donation. Our Blood Counts supports this step as members of our group have previously registered for such donations. We also combine blood donation with our out-of-region travels when possible. That said, we remain dedicated to bringing plasma donation to Northern BC.

**Why Support from Wells Matters**

Council's support would demonstrate the region's commitment to Canada's plasma needs and send a strong message to Canadian Blood Services about the potential for a successful plasma collection site in Northern BC. We believe Northern British Columbians deserve the opportunity to contribute to life-saving treatments again as much as urban or suburban Canadians.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

To date, we have received resolutions of support from the District of Mackenzie, the City of Prince George, the Village of Valemount, and delegates to the North Central Local Government Association's 2025 convention.

**Draft Resolution**

We submit this draft resolution for your consideration. If a resolution is not possible, we would welcome a letter of support. Representatives from Our Blood Counts are available to offer perspective to or answer any questions of Council.

**Proposed Resolution in Support of a Northern BC Plasma Donor Centre**

WHEREAS plasma from blood is a critical component in life-saving treatments for individuals with immune deficiencies, cancer, kidney disease, and other medical conditions; and

WHEREAS Canada collects less than 20 percent of the plasma required to meet domestic patient needs, relying heavily on international supply chains despite growing demand for plasma-based treatments; and

WHEREAS Canadian Blood Services closed its whole blood donation centre in Prince George in 2015, leaving Northern BC residents with no local option to donate plasma, while new plasma donor centres have been established in rural regions such as Thunder Bay, Ontario; and

WHEREAS the return of plasma donation services to Northern BC would enhance Canada's self-sufficiency in plasma-based medications, supporting patients in Northern BC and others across Canada while reducing reliance on suppliers from outside the country;

THEREFORE BE IT RESOLVED that Council for the District of Wells urges the Province of British Columbia, through the Ministry of Health, and Canadian Blood Services to establish a Blood Plasma Donor Centre in Prince George to serve Northern BC, improve access for donors, support patient needs, and strengthen Canada's domestic plasma supply; and

BE IT FURTHER RESOLVED that Council for the District of Wells asks residents to further demonstrate their support for life-saving donations by registering for organ and stem cell donation at [blood.ca](https://blood.ca); and

BE IT FINALLY RESOLVED that this resolution be forwarded to the Honourable Josie Osbourne, BC Minister of Health and Canadian Blood Services CEO Dr. Graham Sher.

**Conclusion**

We ask Council for the District of Wells to express support for a blood plasma donor centre for the region and stand with patients, donors, and advocates in Northern BC. Canada needs more plasma from domestic donors to support patient care needs and reduce reliance on donors and suppliers from outside the country.

Moreover, blood donation should not be an exclusively urban or suburban privilege—residents in our region deserve the opportunity to contribute to life-saving treatments.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

Thank you for your time and consideration.

Sincerely,

Mark Karjaluo  
Our Blood Counts

—

Sources:

1. Canadian Blood Services, **Plasma for Life: What is plasma?** (undated)  
<https://www.blood.ca/en/plasma>
2. Canadian Blood Services, **Our commitment to increasing plasma sufficiency in Canada** (undated) <https://www.blood.ca/en/about-us/media/plasma/plasma-sufficiency>
3. Precedence Research, **Plasma Protein Therapeutics Market Size, Share, and Trends 2024 to 2034**, September 18th 2024  
<https://www.precedenceresearch.com/plasma-protein-therapeutics-market>
4. Michelle Allan, **Plasma donation centre returning to Thunder Bay: Thunder Centre location to open in early 2025, says Canadian Blood Services**, CBC News Thunder Bay, March 12th 2024  
<https://www.cbc.ca/news/canada/thunder-bay/plasma-donation-centre-returning-to-thunder-bay-1.7141826>
5. Statistics Canada, **Focus on Geography Series, 2021 Census of Population- Thunder Bay, Census metropolitan area**,  
<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?lang=E&topic=1&dquid=2021S0503595>
6. Statistics Canada, **Focus on Geography Series, 2021 Census of Population- Prince George, Census agglomeration**  
<https://www12.statcan.gc.ca/census-recensement/2021/as-sa/fogs-spg/page.cfm?lang=E&topic=1&dquid=2021S0504970>
7. Sources include:
  - a. Statistics Canada, **Census Profile 2016 Census, Northern Interior Health Service Delivery Area [Health region, December 2017], British Columbia:**  
<https://www12-2021.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=HR&Code1=5952&Geo2=CD&Code2=6101&SearchText=Northern%20Interior%20Health%20Service%20Delivery%20Area&SearchType=Begin&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=5952&TABID=1&type=0>
  - b. Northern Health, **Our Communities:**  
<https://www.northernhealth.ca/our-communities>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**DISTRICT OF WELLS  
CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

**INDEX**

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**MANAGEMENT'S RESPONSIBILITY**

The information and representations in the consolidated financial statements are the responsibility of management and have been approved by the Mayor and Council of the District of Wells. The consolidated financial statements were prepared by management in accordance with Canadian Public Sector Accounting Standards and, where necessary, reflect management's best estimates and judgements at this time. It is reasonably possible that circumstances may arise which cause actual results to differ. Management does not believe it is likely that any differences will be material.

The District of Wells maintains systems of internal accounting controls, policies and procedures to provide reasonable assurances as to the reliability of the financial records and safeguarding of its assets.

The Mayor and Council are responsible for ensuring that management fulfills its responsibilities for financial reporting and are ultimately responsible for reviewing and approving the consolidated financial statements.

The consolidated financial statements have been reviewed and approved by the Mayor and Council. The consolidated financial statements have been audited by FBB Chartered Professional Accountants LLP, the independent auditors, whose report follows.

June 1, 2025  
Wells, British Columbia

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**



**INDEPENDENT AUDITOR'S REPORT**

To the Mayor and Council,  
District of Wells

**Qualified Opinion**

We have audited the financial statements of District of Wells, which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, except for the matters disclosed in the Basis for Qualified Opinion paragraph, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the District of Wells as at December 31, 2023, and its financial performance and cash flows for the year then ended in accordance with Canadian Public Sector Accounting Standards.

**Basis for Qualified Opinion**

During the year, the District's books and records were prepared using a spreadsheet synoptic ledger. With the assistance of District management, we were able to rebuild the general ledger for 2023. However, this limitation in scope prevented our ability to obtain satisfactory audit evidence over the accuracy and valuation of taxation accounts receivable detailed by taxpayer. We have adjusted the ending taxes receivable to the subledger provided by management. The adjustment of \$54,201 has been recorded as bad debt expense. As such, we are unable to determine whether an adjustment to property taxes receivable would be necessary.

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

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

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

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

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**INDEPENDENT AUDITOR'S REPORT (continued)**

**Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

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

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

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

June 1, 2025  
Quesnel, British Columbia

FBB Chartered Professional Accountants LLP

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells**

**Consolidated Statement of Financial Position  
As at December 31, 2023**

	<u>2023</u>	<u>2022</u>
<b>Financial assets</b>		
Cash and investments	\$ 3,610,555	\$ 767,261
Taxes and accounts receivable (note 2)	1,532,554	181,283
Investment in wholly owned subsidiary (note 3)	<u>920,760</u>	<u>350,030</u>
	<u>6,063,869</u>	<u>1,298,574</u>
<b>Financial liabilities</b>		
Accounts payable and accrued liabilities (note 4)	698,962	132,523
Liability for contaminated site (note 12)	5,233,852	6,177,029
Deferred revenue (note 5)	3,778,940	144,951
Long-term debt (note 6)	<u>48,321</u>	<u>67,320</u>
	<u>9,760,075</u>	<u>6,521,823</u>
<b>Net financial debt</b>	<u>(3,696,206)</u>	<u>(5,223,249)</u>
<b>Non-financial assets</b>		
Property acquired for taxes	10,163	10,163
Prepaid expenses	4,805	3,174
Tangible capital assets (note 7)	<u>7,151,434</u>	<u>6,434,973</u>
	<u>7,166,402</u>	<u>6,448,310</u>
<b>Accumulated surplus (note 8)</b>	<u><u>\$ 3,470,196</u></u>	<u><u>\$ 1,225,061</u></u>

Approved by Council:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Councillor



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
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**District of Wells**

**Consolidated Statement of Operations  
For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Revenue</b>			
Government grants	\$ 8,643,855	\$ 7,496,397	\$ 705,543
Taxation	216,730	194,563	193,428
Other revenue from own sources	261,690	268,661	107,725
Utility user fees	105,000	94,473	99,576
Other grants	13,000	13,458	51,200
Sale of services	59,120	12,758	13,339
Equity (loss) income from subsidiary	-	570,730	(68,408)
	<u>9,299,395</u>	<u>8,651,040</u>	<u>1,102,403</u>
Deferred from previous year	-	144,951	121,951
Deferred to following year	-	(3,778,940)	(144,951)
	<u>9,299,395</u>	<u>5,017,051</u>	<u>1,079,403</u>
<b>Expenses</b>			
Amortization	160,000	170,266	159,507
General government services	1,905,830	1,144,605	1,209,979
Protective services	703,700	94,336	137,367
Lowhee Dyke project	-	1,262,660	-
Water utility operations	533,425	87,381	38,744
Sewer utility operations	504,000	12,668	63,298
	<u>3,806,955</u>	<u>2,771,916</u>	<u>1,608,895</u>
<b>Annual (deficit) surplus</b>	<u>\$ 5,492,440</u>	<u>2,245,135</u>	<u>(529,492)</u>
<b>Accumulated surplus, beginning of year</b>		<u>1,225,061</u>	<u>1,754,553</u>
<b>Accumulated surplus, end of year</b>		<u>\$ 3,470,196</u>	<u>\$ 1,225,061</u>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**District of Wells**

**Consolidated Statement of Changes in Net Financial Assets**

**For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Annual (deficit) surplus</b>	\$ 5,492,440	\$ 2,245,135	\$ (529,492)
Amortization	160,000	170,266	159,507
Tangible capital assets purchased	-	(886,727)	(422,881)
Change in prepaid expenses	-	(1,631)	3,579
<b>(Decrease) increase in net financial assets</b>	5,652,440	1,527,043	(789,287)
<b>Net Financial Assets (Debt), beginning of year</b>	-	(5,223,249)	(4,433,962)
<b>Net Financial Debt, end of year</b>	<u>\$ -</u>	<u>\$ (3,696,206)</u>	<u>\$ (5,223,249)</u>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**District of Wells**

**Consolidated Statement of Cash Flows  
For the year ended December 31, 2023**

	<u>2023</u>	<u>2022</u>
<b>NET INFLOW (OUTFLOW) OF CASH:</b>		
<b>Operating activities</b>		
Annual surplus	\$ 2,245,135	\$ (529,492)
Non-cash charges to operations		
Amortization	170,266	159,507
Equity loss (income) from subsidiary	(570,730)	68,408
Changes in non-cash operating balances:		
Taxes and accounts receivable	(1,351,271)	15,235
Accounts payable and accrued liabilities	566,439	77,799
Prepaid expenses	(1,631)	3,579
Deferred revenue	3,633,989	23,000
	<u>4,692,197</u>	<u>(181,964)</u>
<b>Capital activities</b>		
Tangible capital asset purchases	<u>(886,727)</u>	<u>(349,468)</u>
<b>Investing activity</b>		
Dividends from subsidiary	<u>-</u>	<u>228,860</u>
<b>Financing activities</b>		
Reduction in liability for contaminated sites	(943,177)	(17,971)
Repayment of long-term debt	<u>(18,999)</u>	<u>(6,093)</u>
	<u>(962,176)</u>	<u>(24,064)</u>
<b>Increase (decrease) in cash and investments</b>	2,843,294	(326,636)
<b>Cash and investments, beginning of year</b>	<u>767,261</u>	<u>1,093,897</u>
<b>Cash and investments, end of year</b>	<u><u>\$ 3,610,555</u></u>	<u><u>\$ 767,261</u></u>
<b>Cash and investments consists of the following:</b>		
Bank accounts	\$ 3,573,369	\$ 530,070
Guaranteed investment certificates	36,786	236,791
Petty cash	<u>400</u>	<u>400</u>
	<u><u>\$ 3,610,555</u></u>	<u><u>\$ 767,261</u></u>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
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**District of Wells**

**Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023**

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The District of Wells (the "District") is a municipality established in 1998 under the Community Charter, formerly the Municipal Act, a statute of the Province of British Columbia. The District's principal activities include the provision of local government services to the residents of the incorporated area. These services include administrative, protective, water and sewer services.

**1. SIGNIFICANT ACCOUNTING POLICIES**

The consolidated financial statements of the District are prepared in accordance with Canadian public sector accounting standards for government as recommended by Municipal Affairs British Columbia and the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. The significant accounting policies adopted by the District are as follows:

**a. Basis of presentation**

These consolidated financial statements reflect all revenues, expenses, assets and liabilities of the District of Wells. The District is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the District and which are owned or controlled by the District.

The Consolidated Statement of Financial Position reflects the combined results and activities of the District's Operating, Capital and Reserve Funds. The purposes of these funds are:

**i. Operating funds**

Operating Funds are to be used to record the costs associated with providing District services.

**ii. Capital funds**

Capital Funds are used to account for the acquisition costs of the District's Tangible Capital Assets, the accumulated amortization thereon, and the funding thereof including related long-term debt.

**iii. Reserve funds**

Under the *Local Government Act* of the Province of British Columbia, the Mayor and Council of the District may, by bylaw, establish Reserve Funds for specific purposes. Money in a Reserve Fund and interest thereon must be used only for the purpose for which the fund was established. If the amount in a Reserve Fund is greater than required, the Mayor and Council may, by bylaw, transfer all or part of the balance to another Reserve Fund.

Financial assets are economic resources controlled by the government as a result of past transactions from which future economic benefits may be obtained. Liabilities are present obligations of the government to others arising from past transactions, the settlement of which is expected to result in the future sacrifice of economic benefits.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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**District of Wells**

**Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued)**

The District follows the accrual method of accounting for revenues and expenses. Revenues are accounted for in the period in which the transactions or events occurred that gave rise to the revenues. Expenses are recorded in the period in which goods and services are acquired and a liability is incurred.

**b. Trust funds**

Trust funds and their related operations administered by the District are not included in these consolidated financial statements.

**c. Collections for other agencies**

The District collects taxation and other revenue for other agencies and then pays them out to these agencies. These items are not considered revenue or expenses of the District and are excluded from the consolidated financial statements.

**d. Revenue recognition**

Taxation revenues are recognized in accordance with the provisions of the Community Charter. The District is required to act as the agent for collection of certain taxes and fees imposed by other authorities. Collections for other agencies are excluded from the District's taxation revenues.

Receipts which are restricted by the legislation of senior governments or by agreement with external parties are deferred and reported as restricted revenues. When related expenses are incurred they are brought into revenue in the year the expenses were incurred. Revenues received in advance of expenses which will be incurred in a later period are deferred until the expenses are incurred.

Investment revenue is reported as revenue in the period earned. When required by the funding agency or related Act, investment income earned on deferred revenue, it is included in the deferred revenue balance.

**e. Cash**

Cash consists of cash and investments of a short-term nature with funds available for day to day operations. Guaranteed investment certificate terms deposits bear interest at 1.35% per annum and interest is compounded monthly.

**f. Property acquired for taxes**

Property acquired for taxes is carried at the lower of cost and net realizable value. Cost consists of the original purchase price and the applicable carrying charges.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
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**District of Wells**

**Notes to the Consolidated Financial Statements**

**For the year ended December 31, 2023**

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**1. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**g. Investment in government business enterprises**

The District's investment in the Wells-Barkerville Community Forest Corporation (the "GBE"), a wholly-owned subsidiary, is accounted for on a modified equity basis as recommended by Canadian public sector accounting standards. Under the modified equity basis, the GBE's accounting policies are not adjusted to conform with those of the District and inter-organizational transactions are not eliminated or consolidated. The District recognizes its equity interest in the annual earnings or loss of the GBE in its consolidated statement of operations and accumulated surplus with a corresponding increase or decrease in its investment asset account. Any dividends received from the GBE are recorded as reductions in the investment asset account.

**h. Tangible capital assets**

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset, excluding all interest costs. Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue.

Amortization is provided using the straight-line method at the following rates:

Buildings	2.50%
Roads and infrastructure	2.00%
Equipment and vehicles	10.00%
Water system	1.25%
Sewer system	1.25%
Mountain trails system	1.25%

Tangible capital assets are tested annually for any impairment in value based on continued usefulness of the assets and their related carrying values. Any impairment would be recorded in the period the impairment occurs in expenses. Annual amortization is recorded in the year an asset becomes available for use and in the year of disposal. Assets under construction are not amortized until the asset is available for use.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells**

**Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023**

**1. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**i. Contaminated sites**

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment as a result of a chemical, organic or radioactive material or live organism that exceeds an environmental standard.

A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met: an environmental standard exists, contamination exceeds the environmental standard, the organization is directly responsible or accepts responsibility for the liability, future economic benefits will be given up and a reasonable estimate can be made.

**j. Use of Estimates**

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the period. Significant areas requiring the use of management estimates include: determination of accrued sick benefits and carrying amount of tangible capital assets. Actual results could differ from those estimates. Adjustments, if any, will be reflected in operations in the period of settlement.

**2. TAXES AND ACCOUNTS RECEIVABLE**

	<u>2023</u>	<u>2022</u>
Tax roll and utilities	\$ 84,605	\$ 131,614
GST/HST refund	170,100	42,169
Lowhee dam project claims accrued	1,262,660	-
Other	15,189	7,500
	<u>\$ 1,532,554</u>	<u>\$ 181,283</u>

**3. INVESTMENT IN WHOLLY OWNED SUBSIDIARY**

Wells - Barkerville Community Forest Ltd.		
Accumulated equity in retained earnings	\$ 920,660	\$ 349,930
Shares	100	100
	<u>\$ 920,760</u>	<u>\$ 350,030</u>



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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AGENDA**

**District of Wells**

**Notes to the Consolidated Financial Statements**

**For the year ended December 31, 2023**

**3. INVESTMENT IN WHOLLY OWNED SUBSIDIARY (continued)**

	<u>2023</u>	<u>2022</u>
<b>Operations</b>		
Revenue	\$ 703,574	\$ 1,850
Expenses	<u>132,844</u>	<u>70,258</u>
Net earnings	570,730	(68,408)
Less dividends	(324,481)	-
Retained earnings, opening	<u>349,930</u>	<u>418,338</u>
Retained earnings, ending	\$ 596,179	\$ 349,930
Dividends not yet received	<u>324,481</u>	<u>-</u>
District of Wells accumulated equity in retained earnings	<u>\$ 920,660</u>	<u>\$ 349,930</u>

The Wells - Barkerville Community Forest Corporation (the "Corporation") has entered into a Community Forest Agreement with the Province of British Columbia pursuant to an agreement in 2017 (the "agreement"). The agreement is for a 25 year term and gives the Corporation the right to harvest certain levels of timber on an annual basis and a total amount over the term of the Agreement. The advances are unsecured with no specific terms of repayment and recorded at the carrying amount. The accumulated surplus and advances are assessed annually for impairment based on audited financial statements provided by the Corporation.

**4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES**

	<u>2023</u>	<u>2022</u>
Trade payables and accrued liabilities	\$ 666,987	\$ 41,690
WCB payable	3,985	10,154
Payroll withholdings taxes	11,990	64,680
Other	16,000	16,000
	<u>\$ 698,962</u>	<u>\$ 132,524</u>

**5. DEFERRED REVENUE**

2024 rental and NHA grants received in advance	\$ 8,326	\$ 8,326
Wastewater capital grant	3,656,989	-
Playground donations	28,150	28,150
2022 tax sale - one year deferral period	-	23,000
B.C. Rural Dividend - Housing Grant	475	475
B.C. Rural Dividend - Boundary Expansion Grant	<u>85,000</u>	<u>85,000</u>
	<u>\$ 3,778,940</u>	<u>\$ 144,951</u>



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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For the year ended December 31, 2023**

**6. LONG-TERM DEBT**

	<u>2023</u>	<u>2022</u>
Conditional sales contract repayable in monthly instalments of \$1,632 including interest at 0.99% per annum, secured by a tangible capital asset with a net carrying value of \$69,743, due June 2026	<u>\$ 48,321</u>	<u>\$ 67,320</u>

Estimated principal payments over the next 3 years are as follows:

2023	\$ 19,188
2024	19,379
2025	9,754

**7. TANGIBLE CAPITAL ASSETS**

	Cost	Accumulated Amortization	Net Carrying Amount	
Land	\$ 257,524	\$ -	\$ 257,524	\$ 257,524
Buildings	3,572,386	1,452,856	2,119,530	2,200,507
Roads and infrastructure	1,205,357	295,301	910,056	459,237
Mountain trail systems	181,580	16,791	164,789	165,924
Equipment and vehicles	1,296,844	789,630	507,214	132,556
Water system	2,847,973	677,162	2,170,811	2,179,592
Sewer system	1,449,819	428,309	1,021,510	1,039,633
	<u>\$ 10,811,483</u>	<u>\$ 3,660,049</u>	<u>\$ 7,151,434</u>	<u>\$ 6,434,973</u>

Tangible Capital Asset Additions for the year are as follows:

	Cost January 1, 2023	Additions	Cost December 31, 2023
Land	\$ 257,524	\$ -	\$ 257,524
Buildings	3,572,386	-	3,572,386
Roads and infrastructure	739,993	465,364	1,205,357
Mountain trail systems	181,580	-	181,580
Equipment and vehicles	902,300	394,544	1,296,844
Water system	2,821,154	26,819	2,847,973
Sewer system	1,449,819	-	1,449,819
	<u>\$ 9,924,756</u>	<u>\$ 886,727</u>	<u>\$ 10,811,483</u>

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**7. TANGIBLE CAPITAL ASSETS (continued)**

Amortization for the year is as follows:

	Balance January 1, 2023	Amortization	Balance December 31, 2023
Buildings	\$ 1,371,879	\$ 80,977	\$ 1,452,856
Roads and infrastructure	280,756	14,545	295,301
Mountain trail systems	15,656	1,135	16,791
Equipment and vehicles	769,744	19,886	789,630
Water system	641,562	35,600	677,162
Sewer system	410,186	18,123	428,309
	<u>\$ 3,489,783</u>	<u>\$ 170,266</u>	<u>\$ 3,660,049</u>

**8. ACCUMULATED SURPLUS (DEFICIT)**

	2023	2022
General operating fund	\$ (3,894,725)	\$ (5,308,377)
Water system	(34,526)	(35,914)
Sewer system	103,133	60,532
Invested in tangible capital assets	7,103,113	6,367,653
Reserves (Note 18)	193,201	141,167
	<u>\$ 3,470,196</u>	<u>\$ 1,225,061</u>

**9. COMMITMENTS AND CONTINGENCIES**

- a. The District is jointly and severally liable under the provisions of the *Community Charter* for any default on monies borrowed by the Cariboo Regional District.

- b. Municipal Pension Plan

The District and its employees contribute to the Municipal Pension Plan (Plan), a jointly trusteesd pension plan. The Board of Trustees, representing Plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 256,000 active members and approximately 129,000 retired members. Active members include approximately 45,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 2021 indicated a funding surplus of \$3,761 million for basic pension benefits.

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**9. COMMITMENTS AND CONTINGENCIES (continued)**

The next valuation will be December 31, 2024 with results available in 2025. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension accounting). This is because the Plan records accrued liabilities and assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and costs to the individual employers participating in the Plan.

The District of Wells paid \$Nil for employer contributions to the Plan in fiscal 2023 (\$12,303 - 2022).

- c. The District is responsible for collecting and transmitting property taxes and other levies on District of Wells taxpayers in respect of the following agencies: Ministry of Education, Cariboo Regional District, Cariboo-Chilcotin Regional Hospital District, B.C. Assessment Authority, Municipal Finance Authority and Royal Canadian Mounted Police.

**10. ECONOMIC DEPENDENCE**

The District receives a significant portion of revenue from the Province of British Columbia through the government's Small Community Protection Program. The effect on the District's operations would be significantly adverse should the program be discontinued.

**11. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT**

The District's financial instruments consist of cash and investments, taxes and accounts receivable, accounts payable and accrued liabilities and District debt. Unless otherwise noted, it is management's opinion that the District is not exposed to significant interest, currency, or credit risks arising from these financial instruments. The fair values of these financial instruments approximate their carrying values, unless otherwise noted.

The District is exposed to financial risk that arises from the credit quality of the entities to which it provides services. Credit risk arises from the possibility that the entities to which the District provides services may experience financial difficulty and be unable to fulfill their obligations. The District mitigates this risk by dealing with counterparties management considers to be of high integrity.

The District is exposed to interest rate risk arising from fluctuations in interest rates on its cash and investments. No financial instruments are held that mitigate this risk.



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**For the year ended December 31, 2023**

**12. EXPENSES BY OBJECT**

	<b>2023</b>	<b>2022</b>
	<b>Actual</b>	<b>Actual</b>
Salaries, wages and benefits	\$ 425,689	\$ 519,550
Materials and supplies	178,460	109,062
Contracted services	1,561,169	289,729
Rent, maintenance and utilities	295,198	450,729
Mayor and Council remuneration and travel	32,336	30,206
Insurance	53,343	39,960
Grants	-	8,700
Debt charges	1,254	1,452
Bad debt	54,201	-
Amortization	170,266	159,507
	<u>\$ 2,771,916</u>	<u>\$ 1,608,895</u>

**13. LIABILITY FOR CONTAMINATED SITES**

The District is aware of 3 sites in the municipal area which are known to be contaminated with hazardous historical mine waste as noted by various site assessments and exceed the environmental standard. The Province of British Columbia has taken responsibility for remediation of these sites. The sites are in a remote location and the contamination is contained at the sites. The contamination is not likely to affect public health, safety, cause damage or otherwise impair the quality of the surrounding environment. The Province of British Columbia has posted signs indicating "caution hazardous historical mine waste" and to the District's knowledge has no further plans to remediate the sites.

Since the District does not bear responsibility for these sites, no liability related to remediation has been recognized in these financial statements.

During the previous year, the District has exceeded environmental standards relating to its effluent discharge from its wastewater operations which has been deemed to require remediation by Environment Canada. The District has entered into a plan to remediate the site through the construction of a new sewer lagoon and related facility. The District has used qualified independent contractors to undertake an investigation and estimate the costs to construct the new facility and remediate the existing issues on site.

Note 13 continues on the next page.



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**Notes to the Consolidated Financial Statements  
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**13. LIABILITY FOR CONTAMINATED SITES (continued)**

The District has recorded a liability for this contaminated site as follows:

Project planning	\$ 70,000
Feasibility study	325,000
Detailed engineering and drawings	350,000
Construction management/project administration	250,000
Construction costs	3,475,000
Geotechnical investigation	75,000
Demolition of existing structure	50,000
Contingencies	1,600,000
Paid in 2022	(17,971)
Paid in 2023	(943,177)
	<u>\$ 5,233,852</u>

During the previous year, the District has incurred costs with respect to planning and preparation for this project. These items, along with the total liability for contaminated site, has been expensed in the year under environmental remediation expenses in the statement of operations. The items are recorded as expenses rather than an assets since it has no alternative use as required by PS3260.45 and Note 1(i).

The District believes the above liability will be funded by a combination of federal and provincial grants. The District has applied for an received confirmation for the relevant federal and provincial grants and the grants will be recorded as revenue as they are received or receivable.

**14. BUDGETED FIGURES**

The budget amounts presented throughout these consolidated financial statements are unaudited and represent the five year financial plan bylaw 208 approved by the District Mayor and Council on May 9, 2023.

The financial plan anticipated substantial grant funds to be placed into a reserve and included an amortization offset revenue, which have been eliminated from budgeted revenue and expenses. The 2023 budget was not prepared on an account by account basis, so detailed budget information by account was not available and the resulting budgeted figures are only presented with as much detail as the financial plan bylaw allowed for. Budget figures for expenses by object and detailed budgeted expenses by grouping are not available.

Note 14 continues on the next page.

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District of Wells

Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023

14. BUDGETED FIGURES (continued)

The summary below reconciles the 2023 adopted financial plan to the budgeted figures presented on the Consolidated Statement of Operations:

Budgeted consolidated annual surplus	\$ 5,492,440
Budgeted amounts for:	
Amortization revenue offset	160,000
Net transfers to reserves	(5,652,440)
Budgeted consolidated annual surplus (deficit), as reported	\$ -

15. TRUST FUNDS

The District maintains a cemetery perpetual care fund in accordance with the Cemeteries and Funeral Services Act. The funds held in trust as at December 31, 2023 are \$1,187 (2022 - \$1,132) and are not included in the District's consolidated statement of financial position.

16. NON-CASH FINANCING AND CAPITAL ACTIVITY

	2023	2022
Tangible capital asset acquired with proceeds of long-term debt	\$ -	\$ 73,413

17. SEGMENTED INFORMATION

The District is a diversified municipal organization that provides a wide range of services to its citizens. For management reporting purposes, the District's operations and activities are organized and reported by service areas. Municipal services are provided by departments and their activities are reported in these service areas. Service areas that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

a) General Government Services:

General government services operations provides the functions of corporate administration and legislative services and any other functions categorized as non-departmental of the District. General services also includes protective services, which is comprised of emergency management and regulatory services.

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**Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023**

**17. SEGMENTED INFORMATION (continued)**

b) Water Utility Operations:

The water utility installs and maintains the water systems and facilities within the District. The treatment and distribution of water in the District through Public Works is included in this segment.

c) Sewer Utility Operations

The sewer utility installs and maintains the sewer systems and facilities with the District. The collection of sewage in the District through Public Works is also included in this segment.

The operating results by segment are presented in the supplementary information.

**18. RESERVE FUNDS**

	<u>2023</u>	<u>2022</u>
UBCM Gas Tax Funds, beginning of year	\$ 141,167	\$ 261,904
Utilized in Ice Rink project	(208,598)	(185,000)
Current year funding	67,431	64,263
	<u>          </u>	<u>          </u>
UBCM Gas Tax Funds, end of year	<u>\$ -</u>	<u>\$ 141,167</u>

The District is a participant under the Community Works Fund that provides for the District's receiving Federal gas taxes transferred under the New Deal for Cities and Communities signed by the Union of BC Municipalities, the Province of British Columbia, and the Government of Canada. Although the Village has some latitude in determining which projects to pursue, the agreement provides that projects should address the reduction of greenhouse gas emissions, cleaner air and cleaner water. Funds have been setup as reserve until such a time eligible expenses are made. These funds are currently invested in cash and investments.

	<u>2023</u>	<u>2022</u>
Growing Communities Fund - distribution received	\$ 588,000	\$ -
Firetruck purchased	(399,834)	-
Interest earned	5,035	-
	<u>          </u>	<u>          </u>
Growing Communities Fund - end of year	<u>\$ 193,201</u>	<u>\$ -</u>

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**Notes to the Consolidated Financial Statements  
For the year ended December 31, 2023**

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**18. RESERVE FUNDS (continued)**

The B.C. Growing Communities Fund is a \$1 billion grant program providing funding to B.C.'s municipalities and regional districts. The fund's primary goal is to support local governments in addressing infrastructure needs to accommodate growing communities, particularly related to, but not limited to, housing. The District has treated unspent funds as a statutory reserve and segregated the funds into a separate restricted-use bank account. Interest earned on the funds has also been placed into the reserve.

**19. PROJECT MANAGEMENT**

The District has adopted a project management framework for ongoing municipal, economic development, social, infrastructure and other projects as requested by the Ministry of Municipal Affairs of British Columbia. This project information is presented in the District's ongoing business plan.



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Ryan Broughton, CPA, CA\*  
Partner

Quan Cheng, CPA, CA\*  
Partner

*\*Denotes incorporated professional*

**INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION**

To the Mayor and Council,  
**District of Wells,**

We have audited and reported separately herein on the consolidated financial statement of the District of Wells as at and for the year ended December 31, 2023.

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements taken as a whole. The current year's supplementary information included is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such supplementary information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and, in our opinion, is fairly stated in all material respects in relation to the consolidated financial statements taken as a whole.

June 1, 2025  
Quesnel, British Columbia

FBB Chartered Professional Accountants LLP

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#101 - 1440 Second Avenue  
Prince George, BC V2L 3B6  
Phone: 250-563-0026 • Fax: 250-561-7331

223 Reid Street  
Quesnel, BC V2J 2M1  
Phone: 778-414-5678 • Fax: 778-414-5679

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**District of Wells**

**General Operating Fund - Statement of Financial Position**

**As at December 31, 2023**

	<b>2023</b>	<b>2022</b>
<b>Financial assets</b>		
Cash and investments	\$ 3,417,354	\$ 626,094
Taxes and accounts receivable	1,532,554	181,283
Due from water system	34,526	35,914
Investment in wholly owned subsidiary	920,760	350,030
	<u>5,905,194</u>	<u>1,193,321</u>
<b>Financial Liabilities</b>		
Accounts payable and accrued liabilities	698,962	132,523
Liability for contaminated site	5,233,852	6,177,029
Deferred revenue	3,778,940	144,951
Due to sewer system	103,133	60,532
	<u>9,814,887</u>	<u>6,515,035</u>
<b>Net financial debt</b>	<u>(3,909,693)</u>	<u>(5,321,714)</u>
<b>Non-financial assets</b>		
Property acquired for taxes	10,163	10,163
Prepaid expenses	4,805	3,174
Tangible capital assets	3,959,113	3,142,336
	<u>3,974,081</u>	<u>3,155,673</u>
<b>Accumulated surplus (deficit)</b>	<u>\$ 64,388</u>	<u>\$ (2,166,041)</u>
<b>Accumulated surplus (deficit)</b>		
Operating deficit	\$ (3,894,725)	\$ (5,308,377)
Invested in tangible capital assets	3,959,113	3,142,336
	<u>\$ 64,388</u>	<u>\$ (2,166,041)</u>

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**District of Wells**

**General Operating Fund - Statement of Operations  
For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Revenue - page 23</b>	\$ 9,108,625	\$ 8,479,596	\$ 919,710
Deferred from previous year	-	144,951	121,951
Deferred to following year	-	(3,778,940)	(144,951)
	<u>9,108,625</u>	<u>4,845,607</u>	<u>896,710</u>
<b>Expenses</b>			
Amortization	160,000	116,543	106,119
General government services - page 24	692,530	637,290	644,228
Civic Buildings - page 24	995,300	155,736	194,413
Protective services	703,700	79,155	162,899
Other - page 24	218,000	257,559	290,806
Bad debt	-	54,201	-
Lowhee Dyke flowthrough project	-	1,262,660	-
	<u>2,769,530</u>	<u>2,563,144</u>	<u>1,398,465</u>
<b>Annual Surplus (Deficit)</b>	<u>\$ 6,339,095</u>	2,282,463	(501,755)
<b>Accumulated surplus, beginning of year</b>		(2,166,041)	(1,785,023)
<b>Transfers to reserve funds</b>		(660,466)	(64,263)
<b>Transfers from reserve funds</b>		<u>608,432</u>	<u>185,000</u>
<b>Accumulated surplus, end of year</b>		<u>\$ 64,388</u>	<u>\$ (2,166,041)</u>

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**General Operating Fund - Statement of Revenues**

**For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Revenue</b>			
Taxation	\$ 97,870	\$ 90,052	\$ 92,108
Other revenue from own sources	53,190	53,324	65,479
Interest and penalties	208,500	192,335	19,246
Other grants	13,000	13,458	51,200
Grants in lieu of taxes	29,290	24,041	14,425
Sale of services	59,120	12,758	13,339
Garbage parcel taxes	3,800	3,500	3,780
Tax sale	-	-	23,000
Equity (loss) income from subsidiary	-	570,730	(68,408)
	<u>464,770</u>	<u>960,198</u>	<u>214,169</u>
<b>Government and other contributions</b>			
UBCM gas tax funds	-	67,431	64,263
<b>Government grants</b>			
Small Community Protection Grant	425,000	407,000	542,000
UBCM - Emergency equipment	-	-	7,500
UBCM - grants	-	72,891	-
Cariboo Regional District	-	-	7,336
Destination BC - new visitor centre grant	-	15,000	15,000
Province of B.C. - indigenous consultation	-	60,000	-
Province of B.C. - emergency preparedness	-	41,082	-
Province of B.C. - wastewater grant	5,000,000	5,000,000	-
Province of B.C. - growing communities fund	-	588,000	-
Province of B.C. - Lowhee Dyke flowthrough	2,883,305	1,262,660	-
Province of B.C.	-	-	47,926
Northern Health Authority - Access to Health	-	5,334	21,335
Other provincial grants	335,550	-	181
	<u>8,643,855</u>	<u>7,451,967</u>	<u>641,278</u>
	<u>\$ 9,108,625</u>	<u>\$ 8,479,596</u>	<u>\$ 919,710</u>



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**District of Wells**

**General Operating Fund - Detailed expenditures  
For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>General government</b>			
Administration	\$ 474,570	\$ 471,710	\$ 541,143
Audit and legal	-	15,848	52,450
Insurance and deductible claims	-	42,329	36,426
Legislative	51,960	35,643	31,977
Office supplies and service contracts	166,000	126,760	37,232
Administration recoveries	-	(55,000)	(55,000)
	<u>692,530</u>	<u>637,290</u>	<u>644,228</u>
<b>Civic Buildings</b>			
Community hall	-	87,226	51,686
Municipal hall	-	8,001	74,644
Ice rink	-	298	-
Wells/Barkerville school	-	60,211	68,083
	<u>995,300</u>	<u>155,736</u>	<u>194,413</u>
<b>Other</b>			
Public works	218,000	232,506	194,925
Building inspection contract	-	-	6,734
Municipal transit	-	2,540	24,681
Refuse collection	-	14,328	17,836
Community promotion	-	-	8,021
Street lighting	-	7,638	8,412
Visitor centre operating	-	1,066	13,679
Barkerville cemetery	-	-	200
Interest and bank charges	-	1,254	1,452
Economic development	-	1,217	10,181
Community plan (recovery)	-	(2,990)	4,685
	<u>218,000</u>	<u>257,559</u>	<u>290,806</u>

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**District of Wells**

**Water System - Statement of Financial Position**

**As at December 31, 2023**

	<u>2023</u>	<u>2022</u>
<b>Financial liabilities</b>		
Due to general operating fund	\$ 34,526	\$ 35,914
Long-term debt	<u>48,321</u>	<u>67,320</u>
	<u>82,847</u>	<u>103,234</u>
<b>Non-financial assets</b>		
Tangible capital assets	<u>2,170,810</u>	<u>2,253,004</u>
<b>Accumulated Surplus</b>	<u>\$ 2,087,963</u>	<u>\$ 2,217,090</u>
<b>Accumulated Surplus</b>		
Operating deficit	\$ (34,526)	\$ (35,914)
Invested in tangible capital assets	<u>2,122,489</u>	<u>2,185,684</u>
	<u>\$ 2,087,963</u>	<u>\$ 2,149,770</u>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells**

**Water System - Statement of Operations**

**For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Revenue</b>			
Customer billings	\$ 55,000	\$ 49,694	\$ 52,619
Parcel taxes	47,770	41,480	44,896
	<u>102,770</u>	<u>91,174</u>	<u>97,515</u>
<b>Expenses</b>			
Administration	-	30,000	30,000
Amortization	-	35,600	35,264
Distribution	-	346	4,255
Emergency water supply	-	46,791	2,839
Operations and maintenance	-	40,244	31,650
	<u>533,425</u>	<u>152,981</u>	<u>104,008</u>
<b>Annual Surplus (Deficit)</b>	<u>\$ (430,655)</u>	(61,807)	(6,493)
<b>Accumulated surplus, beginning of year</b>		<u>2,149,770</u>	<u>2,156,263</u>
<b>Accumulated surplus, end of year</b>		<u>\$ 2,087,963</u>	<u>\$ 2,149,770</u>



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TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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**District of Wells**

**Sewer System - Statement of Financial Position**

**As at December 31, 2023**

	<u>2023</u>	<u>2022</u>
<b>Financial assets</b>		
Due from general operating fund	\$ 103,133	\$ 60,532
<b>Non-financial assets</b>		
Tangible capital assets	<u>1,021,511</u>	<u>1,039,633</u>
<b>Accumulated Surplus</b>	<u>\$ 1,124,644</u>	<u>\$ 1,100,165</u>
<b>Accumulated Surplus</b>		
Operating surplus	\$ 103,133	\$ 60,532
Invested in tangible capital assets	<u>1,021,511</u>	<u>1,039,633</u>
	<u>\$ 1,124,644</u>	<u>\$ 1,100,165</u>

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**District of Wells**

**Sewer System - Statement of Operations  
For the year ended December 31, 2023**

	<b>2023 Budget (unaudited)</b>	<b>2023 Actual</b>	<b>2022 Actual</b>
<b>Revenue</b>			
Customer billings	\$ 50,000	\$ 44,780	\$ 46,958
Parcel taxes	38,000	35,490	38,220
	<u>88,000</u>	<u>80,270</u>	<u>85,178</u>
<b>Expenses</b>			
Administration	-	25,000	25,000
Amortization	-	18,123	18,123
Lift station	-	5,341	877
Operations and maintenance	-	7,327	54,212
Vehicle	-	-	8,210
	<u>504,000</u>	<u>55,791</u>	<u>106,422</u>
<b>Annual Surplus (Deficit)</b>	<u>\$ (416,000)</u>	24,479	(21,244)
<b>Accumulated surplus, beginning of year</b>		<u>1,100,165</u>	<u>1,121,409</u>
<b>Accumulated surplus, end of year</b>		<u>\$ 1,124,644</u>	<u>\$ 1,100,165</u>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
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## Cariboo Gold Project: Stakeholder Community Liaison Update

JUNE 10, 2025

GEORGINA SHIKHUKHULO  
COMMUNITY LIAISON PROJECT MANGER

*Imagine if mining was more than  
a short-term gain for a few, but a  
lasting source of benefits for local  
communities*

COUNCIL/STAKEHOLDER UPDATE:

WHAT I HAVE LEARNED, MY UNDERSTANDING, AND NEXT STEPS



## What I Have Learned



### Project & Community Context

- Ongoing engagement and strong partnerships with Lhtako Dené Nation, Xat'sull First Nation, and Williams Lake First Nation
- The Project is fully permitted and positioned for construction.
- Updated (April 2025) feasibility study, states a strong economic case and a vision to be a leading underground gold producer in Canada.
- The study projects nearly 1.9 million ounces of gold over 10 years, with healthy returns.
- First gold targeted for 2027 if construction begins this year.

### ODV's Community benefits focus is on leveraging Quesnel's existing infrastructure

This approach is said to maximize efficiency but raises important questions about how direct benefit - like jobs, services, and investments - will reach District of Wells' 250 residents, whose infrastructure has declined after decades of mining cycles.

### The District of Wells' long mining history, with periods of prosperity and decline

At its peak, the community may have supported nearly 2,000 people but it today faces major challenges with population loss and aging infrastructure.

### ODV officials emphasized their role in environmental remediation, noting the project site's legacy as a highly contaminated site

The company frames its activities as both an economic opportunity and a contribution to site cleanup and renewal.



## What I Have Learned: Approvals

### The project's approval came with 22 specific conditions (follow this link for details)

- **These include measures to minimize impacts on:**
  - local community and tourism,
  - strict noise and traffic controls,
  - robust work camp policies,
  - a commitment to hire at least 75% of workers from the region, and
  - a new clean drinking water supply for Wells
- **Approvals related to water and fisheries management**

ODV awaiting final approvals for the transmission line from the Ministry of Water, Land and Resource Stewardship and the Ministry of Forests, following the receipt of all major construction and operation permits in late 2024.

### • Job creation

- Projection - 634 jobs during construction and nearly 500 permanent jobs during operations

*The real opportunity—and challenge—is understanding how these jobs and related economic activity will benefit the residents of the District Wells, not just the broader Cariboo region*

### • Housing and infrastructure pressures are recognized

- ODV's stakeholders/community update highlighted housing strategy and approach

*Local residents' access to new opportunities without being displaced or left behind unclear*

## My Understanding

- The Project is at a pivotal **transition** from permitting to construction, with major regulatory and financial milestones achieved
- ODV's plan to **leverage** Quesnel's infrastructure while operating in the District of Wells raises important questions about how direct benefits - jobs, services, investments, and legacy - will reach the District of Wells community.
- The 22 approval conditions **reflect** both community and environmental priorities, including local hiring, noise and traffic controls, and a clean water supply for Wells
- There is **genuine optimism** about new jobs, economic growth and investment, but also **concerns** about housing, infrastructure, and the need for clear, lasting benefits for the District of Wells residents.
- ODV's commitments to environmental stewardship, Indigenous partnerships, and transparent engagement are positive, but **ongoing dialogue and clear, measurable outcomes** are essential



## Next Steps



- Gain better **understanding** of Cariboo Gold Mine **project schedule** (preferably level 3 activities and milestones)
- Continue to **monitor** and **review** technical documents as when **availed**, regulatory updates, and **community feedback** to keep all parties informed and engaged.
- Engage and encourage ODV to **clearly articulate** and **track how project benefits** including jobs, training, and infrastructure improvement will be delivered to District of Wells and its residents.
- **Support ongoing communication** between ODV, First Nations partners, the District of Wells, and local stakeholders to ensure concerns are heard and addressed.
- Highlight the importance of **fulfilling** the 22 approval conditions and **reporting** progress transparently to the community.
- Proactively **advocate for housing and infrastructure pressures**, support for strategies that help the District of Wells residents access new opportunities without displacement.

## Closing Thoughts & Discussion

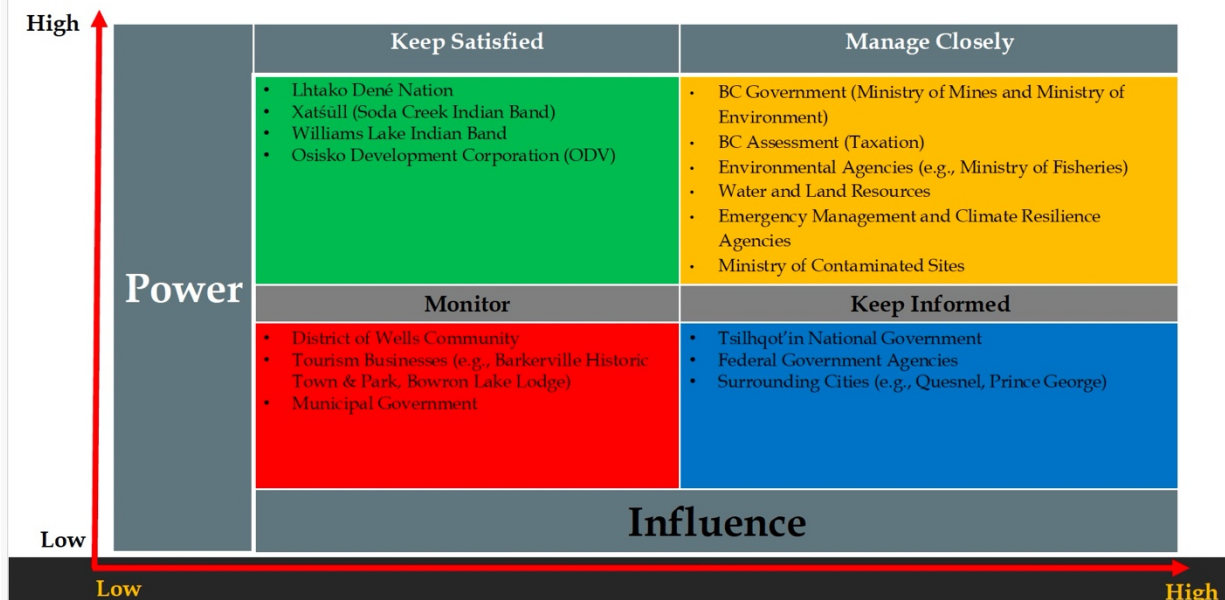
- The Cariboo Gold Project has the opportunity and potential to set a new standard for responsible mining in BC, delivering both economic and social value.
- Ensuring that the District of Wells and its residents are active beneficiaries in the project's benefits - will be key to the project's long-term success.
- Open, honest, and ongoing engagement remains critical as the project moves forward.

**The end**

### Questions or feedback?

**I welcome your thoughts on how we can best support the District of Wells and the region as this project advances.**

## Monitor Stakeholder Engagement Matrix



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 10, 2025—3:15PM TO 5:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**



## Cariboo Gold Project: Stakeholder Community Liaison Update

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JUNE 10, 2025

GEORGINA SHIKHUKHULO  
COMMUNITY LIAISON PROJECT MANGER  
INDEPENDENT CONSULTANT





## Report to Council

**Date:** June 10, 2025  
**To:** Council  
**From:** Chief Administrative Officer  
**Subject:** Bylaw Exemptions and Road Closures – Arts Wells 2025 Event  
**Department:** Administration

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### Recommendation:

THAT Council receive for information, the report from the Chief Administrative Officer dated June 10, 2025 with respect to Bylaw Exemptions and Road Closures for the Arts Wells 2025 Event;

AND THAT Council approve Road Closures for Pooley Street and Sanders Avenue June 26 – 30, 2025 and Noise Bylaw exemptions till 11 pm for the Skating Rink and 2 am for the Community Hall June 26 – 29, 2025 as requested by Island Mountain Arts to facilitate the Arts Wells 2025 Festival.

### Purpose:

The Arts Wells Festival, hosted by Island Mountain Arts, is scheduled for Friday June 27, 2025 through Sunday June 29, 2025 and requires Road Closures and Noise Bylaw exemptions to host the festival.

### Background:

The Arts Wells festival has a number of outdoor based events occurring in a pedestrian environment. For the sake of safety and practicality, and to enhance the pedestrian feel of the event, Island Mountain Arts is requesting the following road closures:

Pooley Street - Blair Avenue to Jones Avenue (6:00 pm June 27, 2025 – 6:00 am June 30, 2025)

Sanders Avenue – Baker Street to Pooley Street (6:00 pm June 26, 2025 – 6:00 am June 30, 2025)

The festival has music at the Skating Rink venue and the Community Hall on all 3 days of the event. To facilitate the performances later in the evening, a request for an exemption from the District's Noise Bylaw has been requested. The Wells Noise and Nuisance Bylaw 202-2021 disallows loud noise or music disturbances throughout the community between the hours of 10:00 pm and 7:00 am, and with respect to the Community Hall, 1:30 pm and 7:00 am. Island Mountain Arts is requesting the following exemptions to allow music at the following venues:  
Skating Rink – extend the noise exemption to 11:00 pm June 27 – 29, 2025

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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Community Hall – extend noise exemption to 2:00am June 27 – 29, 2025

The Festival organizers have committed to speaking with residents adjacent to the Skating Rink area to advise them of the noise exemptions.

Given the above, Council's approval of these requests is respectfully requested.

**Financial/Budgetary Considerations:**

Island Mountain Arts will assume any costs related to Road Closure requirements and neighbour consultations.

A handwritten signature in black ink, appearing to read 'J. Dombowsky', with a stylized, cursive script.

J. Dombowsky, Chief Administrative Officer

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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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**

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

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

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

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

**Appendix A:** Completed Projects

**Appendix B—P044 Series:** Operations Projects

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

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**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
<b>1</b>	<b>P006</b>	<b>Indigenous Partnerships</b>		<b>1</b>	<b>22-04</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>			
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		



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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>2</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>			<b>22-06</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>		
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	
<b>3</b>		<b>DOW &amp; Partners--Emergency and Prevention Planning &amp; Implementation</b>			<b>24-02</b>		<b>x</b>	<b>x</b>	<b>x</b>			
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		

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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								
<b>4</b>		<b>Infrastructure</b>										
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			
<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
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			

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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		
<b>A</b>		<b>Appendix A–Complete</b>										
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

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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>B</b>		<b>Appendix B—Operations</b>										
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**

<b>Ref</b>	<b>Items District of Wells Office</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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"> <li>• Inspection Report Work</li> <li>• Baseboard Heaters Updating &amp; Safety</li> </ul>		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"> <li>• Remove Old Carpets</li> <li>• Wood Flooring Refinishing</li> <li>• Industrial Laminant</li> </ul>		C
2023	DOW Off	Interior Painting	OpBud	C
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Tractor?		Rent or C
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C
	District General	Re-keying Facilities		

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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Items Firehall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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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**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"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	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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**Appendix G--Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

Ref	Building	Items 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**

<b>Ref</b>	<b>Items Community Cultural and Recreation Centre</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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"> <li>• Interior and Exterior Painting (storage boxes required)</li> <li>• Electrical Upgrades</li> <li>• Room 302 Business Room Completion</li> <li>• Grade Beam for Outdoor Shelter</li> <li>• Youth Play Value Equipment</li> <li>• Other</li> </ul>		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		