

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

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

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

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

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council—3:15pm to 4:30pm

Time: Jul 15, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/86061437306?pwd=CpjqRVPBNGA5LEOjbxeXnlmpo9065l.1>

Meeting ID: 860 6143 7306

Passcode: 739308

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday July 15, 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 July 15, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Council Meetings of Tuesday June 10, 2025, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL


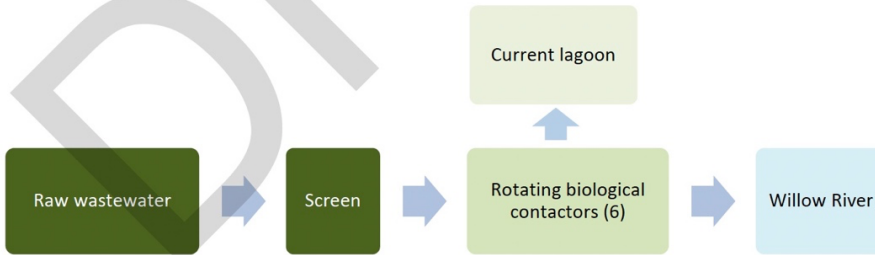
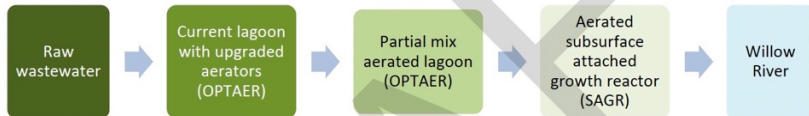
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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

- P002—Waste Water Project—Collection System and Treatment. The Project is estimated at **\$26 million to \$31 million.**

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

<p>OPTION 1 – FREE WATER SURFACE WETLAND</p> <p>This option is a three-step treatment process. Step 1 uses the current lagoon for flow attenuation and primary treatment and constructs a new identical lagoon in parallel to satisfy the municipal wastewater regulation (MWR) redundancy requirements. This will allow Wells operations staff to isolate and dewater each cell to handle operation and maintenance as required.</p>
 <pre> graph LR A[Raw wastewater] --> B[Current lagoon and twin new lagoon] B --> C[Storage lagoon] C --> D[Free water surface treatment wetland] D --> E[Willow River] </pre> <p><i>Figure 1: Option 1 - Free water surface wetland</i></p>
<p>OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS</p> <p>Option 2 uses rotating biological contactors (RBCs) as the main treatment method. Raw wastewater flows through a screening system to remove any large objects, then proceeds directly to the RBCs. In terms of mechanical wastewater treatment, RBCs are a simple treatment solution that can achieve very good effluent quality. No settling is provided beforehand to minimize heat loss from the wastewater, which has been measured to be seasonally very cold in Wells.</p>
 <pre> graph LR A[Raw wastewater] --> B[Screen] B --> C[Rotating biological contactors (6)] C --> D[Current lagoon] D --> E[Willow River] </pre> <p><i>Figure 2: Option 2 – RBC process</i></p>
<p>OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED</p> <p>This option involves refurbishing the current lagoon with a new liner and aerators, adding a second larger lined aerated lagoon, and installing a subsurface aerated gravel bed covered with a layer of mulch. A new building would be constructed to house the blowers for the aeration system, replacing the existing structure.</p>
 <pre> graph LR A[Raw wastewater] --> B[Current lagoon with upgraded aerators (OPTAER)] B --> C[Partial mix aerated lagoon (OPTAER)] C --> D[Aerated subsurface attached growth reactor (SAGR)] D --> E[Willow River] </pre>

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



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- P014.1—UBCM FireSmart Community Funding Supports Phase 2. **Worksheets 1, 2, and 3 being developed with the Province. \$100,000 advance received for DOW. \$100,000 advance received by Lhtako.**

- **Preliminary Budget**

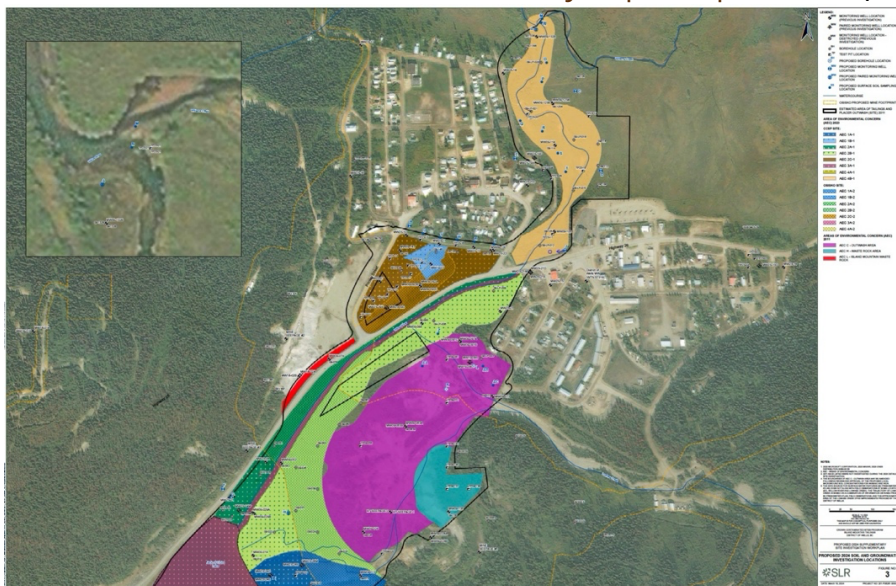
P14.1—UBCM FireSmart					
Item	Wells 2025	Lhtako 2025	Wells 2026	Lhtako 2026	Total
FireSmart Activities	200	200	200	200	800
Fuel Management Wells/BV	100	100	100	100	400
Fuel Management Crown	100	100			200
Wildfire Impacts	100	100			200
	500	500	300	300	1600
Note 1: Numbers in Thousands			Pre-approved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

- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison framework being put “in-place”. A few important items pending announcement.

<ul style="list-style-type: none"> • Lowhee Creek • Concentrator and Camp Buildings • Social Worker Position • DOW CG Liason Position(s) • Health Services • Tourism EA Requirements • Highway 26 • EA New Water Source Commitment • Structural and Wildfire Fire Equipment and Services • WBCRC Contributions • Taxation and BC Assessment • Emergency Preparedness—Water, Wildfire, Routes, Other • Asset Improvements • Osisko Leadership Framework • Upgrading of Existing Osisko Homes and Properties • Feasibility Study Updated 	<ul style="list-style-type: none"> • Housing • BC Hydro Power Capacity • K to 12 Education and Daycare Services • DOW and ODV Facilities Investments • Land Use • Local Government Industrial Taxation Discussions • Permitting • Environmental Certificate Schedule B—Community Affects Management Plan • Contaminated Sites Prov of BC • Economic Development Plans and Planning • Sound and Noise • Light and Light Pollution • Leadership Framework Updates • Community Affects Management Plan • Other
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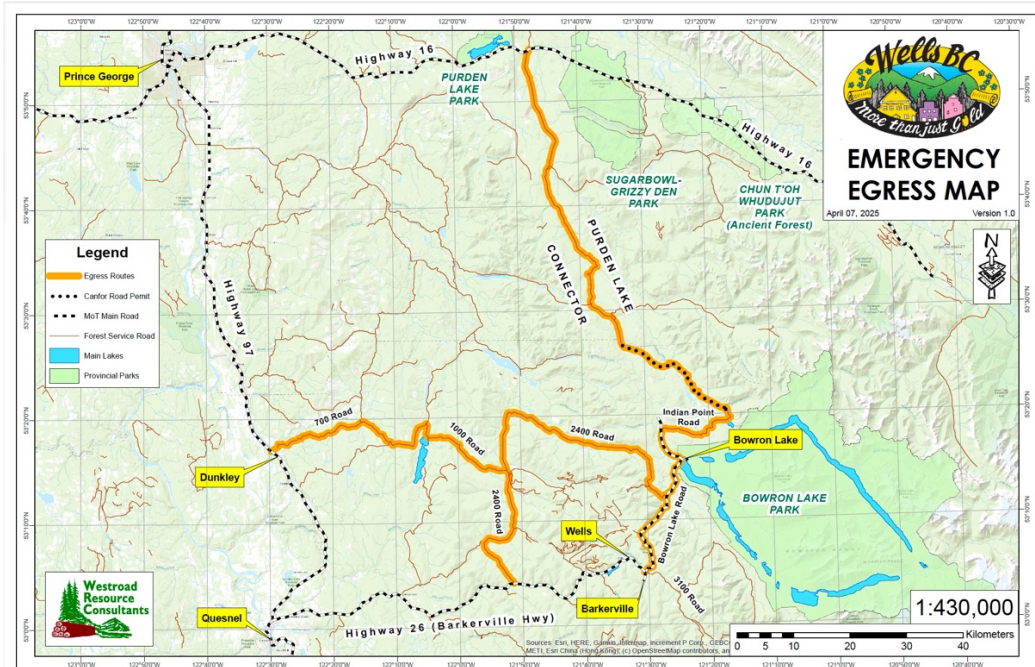
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”.**
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue, with results on expansion consensus may be completed by the end of 2025 September.**
- P022—DOW & Partners Emergency Response Plan—**additional updates in-progress**, 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 monitoring progress. Regulated Data analysis in progress, with community reporting expected in first quarter of 2026.**
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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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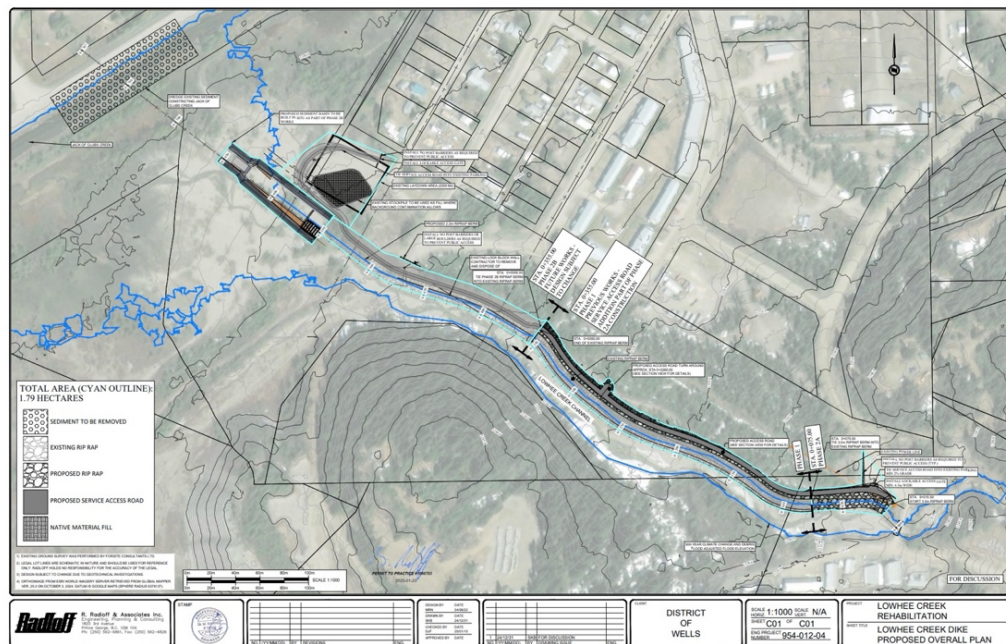
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Lhtako would like to sign the Projects Charter 12:00noon, Saturday August 2nd.**

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		

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

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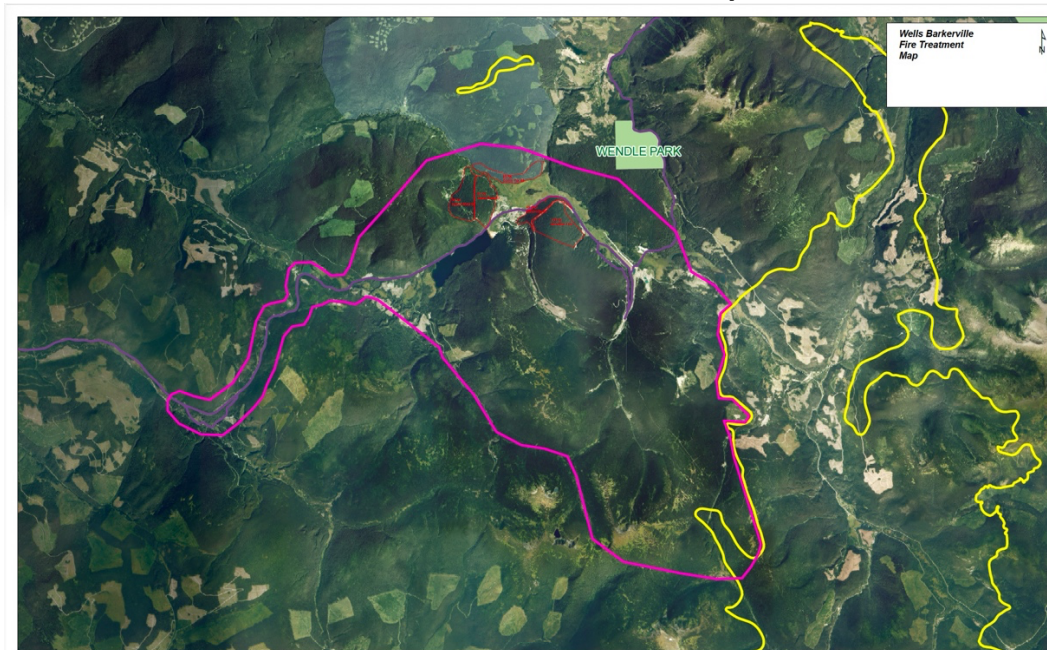
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 & 2 Approved: Lowhee Creek analysis near completion; Williams Creek analysis at 60% completion.**
 - **P082—\$5 million Category 3 Approved: Lowhee Phase 1 complete, Bridge and Sewerline crossing complete, Lowhee Phase 2a complete (gates to be added shortly with wheelchair trail access openings), Lowhee Phase 2b nearly permitted, Lowhee Phase 2c Sediment Basin nearly permitted. 2b and 2c is planned for completion my mid-October.**



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

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

P103 Draft Wildfire Protection Study Area



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

P106—UBCM Strategic Priorities

PURPOSE OF THE STRATEGIC PRIORITIES FUND

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

ELIGIBLE APPLICANTS

All local governments outside of Metro Vancouver.

ELIGIBLE CAPITAL INFRASTRUCTURE STREAM CATEGORIES

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

ELIGIBLE CAPACITY BUILDING STREAM CATEGORIES

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

APPLICATION LIMIT FOR MUNICIPALITIES

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

APPLICATION LIMIT FOR REGIONAL DISTRICTS

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

AVAILABLE FUNDING

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

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

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

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 5.0 (posted at Wells.ca)
- Strategic Priorities:
 - Roadworks in the District of Wells comprising of road repair and resurfacing, stormwater drainage, active transportation improvements, and all related works. (See CAO Report)
 - Engine 12 Replacement; Engine 11 Replacement; and 4 Bay Fire Truck building for Structural Fire and Wildfire Equipment and Resources.
 - Tourism and Destination Tourism, including Indigenous Partnerships
 - Other
- Finance and Budget: Focus now on **2023 Audit (complete)**; 2024 Audit (June to Sept 2025).
- 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 (not required)
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 (**priorities summary notes from last joint session being prepared**)

6.2 CAO Reports

- 6.2.1 General Updates and Other
- 6.2.2 Signing Authorities Report
- 6.2.3 Parcel Tax and Utilities (relief for non-profit property owners)
- 6.2.4 Strategic Priorities Report-- Roadworks in the District of Wells

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 July 15, 2025.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday July 15, 2025.

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, June 10, 2025, 3:22 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: Carrie Chard (online), Haley Archer (online)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-084 THAT Council at 3:22pm approves to call to order the Regular Council Meeting of Tuesday June 10, 2025.

Carried

1.2 Approval of the Agenda

25-085 THAT Council approves the agenda for the Regular Council Meeting of Tuesday June 10, 2025, as circulated.

Carried

2.0 DELEGATIONS AND PRESENTATIONS

- District Auditor, Ryan Broughton of FBB Chartered Accountants presented the Consolidated Financial Statements for 2023 with qualified opinion due to \$54,000 tax receivable write-off from system transition issues
- The District has only \$339,000 unencumbered operating surplus—auditor warned council is "close enough to the edge that you can see it" and urged fiscal caution

25-086 THAT Council approves the Consolidated Financial Statements for 2023 as amended.

Carried

- Georgina Shikhukhulo, Community Liaison presented 3-month update as community liaison, still clarifying role expectations with Osisko Development
- Project transitioning from permitting to construction with \$700 million invested and seeking construction funding
- Two First Nations supportive, one still in negotiations, but province confirmed project moving forward
- Community effects management plan (50+ pages) will become public soon, detailing benefits and mitigation measures

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

- Community agreement table meets quarterly to negotiate ongoing benefits beyond environmental certificate requirements
- Georgina emphasized need to secure tangible legacy benefits before project completion
- Updated feasibility study will require environmental assessment office review for project amendment

25-087 THAT Council extend the meeting to 5:20pm.

Defeated

25-088 THAT Council extend the meeting to 5:30pm.

Carried

3.0 MINUTES

3.1 Approval of the Minutes for Regular Council Meeting of Thursday May 22, 2025

25-089 THAT Council approves the minutes for the Regular Council Meeting of Thursday May 22nd, as circulated, with friendly amendments.

Carried

4.0 CORRESPONDENCE

4.1 Letter to Council from Our Blood Counts group asking for a resolution supporting the establishment of a blood plasma donor centre in Prince George.

25-090 THAT Council receive the letter of request from Our Blood Counts group.

Carried

25-091 THAT Council endorse the letter of request from Our Blood Counts group.

Carried

25-092 THAT Council table a motion of support to the July 15, 2025, Council Meeting.

Carried

3.0 UNFINISHED BUSINESS

3.1 Strategic Priorities Project—Incremental Information Only

- Mayor Coleman provided verbal updates on the Strategic Priorities
- Discussion occurred about upcoming Strategic Priorities Grant opportunity

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JULY 15, 2025—3:15PM TO 4:30PM
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AGENDA**

25-093 THAT Council supports the District making an application to the Strategic Priorities Grant opportunity to a maximum of \$7 million.

Carried

25-094 THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried

25-095 THAT Council extend the meeting to 5:45pm.

Carried

4.0 REPORTS

4.1 Mayor's Report (and verbal updates)

- The Mayor stated that the Concise Business Plan will be updated given the receipt of the 2023 audited financial statements.
- Discussion about reducing the 2nd June meeting to one to be held July 15, 2025 with opportunity to call a special open meeting if needed.

25-096 THAT Council approve removing the 2nd meeting scheduled in June with the option to call a Special Open meeting if required.

Carried

4.2 CAO Reports

- The CAO presented an Arts Wells event road closure and noise bylaw exemption report.

25-097 THAT Council approve the request for road closures and noise bylaw exemptions as presented for the Arts Wells event June 27-29, 2025.

Carried

- The CAO requested Council approval to waive the rental fee for the Community Hall for the Robin Sharpe memorial.

25-098 THAT Council approve waiving the rental fee of the Community Hall for the Robin Sharpe memorial to be held July 5, 2025.

Carried

25-099 THAT Council receives the Mayor and CAO reports.

Carried

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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AGENDA**

5.0 ADJOURNMENT

1.1 Adjournment of the Regular Council meeting of Tuesday June 10, 2025

25-100 THAT Council at 5:39pm adjourns the Regular Council meeting of Tuesday June 10, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

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

Summary Notes Regular Council Meeting June 10, 2025

Overview

- District approved **2023** financial audit with qualified opinion due to **\$54,000** tax receivable write-off from system transition issues
- District has only **\$339,000** unencumbered operating surplus—auditor warned council is "close enough to the edge that you can see it" and urged fiscal caution
- Osisko mining project moving from permitting to construction phase after investing **\$700 million** to date, with community agreement table meeting quarterly to negotiate benefits
- FireSmart program secured **\$1.6 million** total funding with Wells and Lhtako Nation each receiving **\$800,000**, hiring coordinator by end of summer
- Arts Wells festival road closures approved for Pooley Street and Sanders Avenue on **June 27-29, 2025**

2023 financial audit presentation

- FPB Chartered Accountants presented qualified audit opinion due to tax receivable sub-ledger discrepancies from VADIM system transition
- District wrote off **\$54,000** in unreconciled tax receivables to establish clean starting point for **2024**
- Cash balance jumped from **\$1.67 million** to **\$3.6 million** largely due to wastewater project funds and growing communities fund
- Total accumulated surplus reached **\$3.47 million** but most is encumbered by capital assets and project commitments
- Auditor confirmed **2024** audit will proceed much faster with new MuniWorks accounting system in place

Qualified audit opinion and tax receivable issues

- Qualified opinion resulted from **\$54,000** discrepancy in tax receivable sub-ledger that couldn't be reconciled
- District used synoptic ledger (Excel spreadsheet) for **2023** after VADIM system problems, verified every transaction
- The CFO exhaustively reviewed property-by-property records to determine actual outstanding taxes of **\$84,065**
- Write-off represents record-keeping errors rather than forgiving taxpayer debts—payments likely applied incorrectly in past years
- **2024** will start with clean tax records in new MuniWorks system

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IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

District financial position and surplus analysis

- Unencumbered operating surplus calculated at only **\$339,000** after removing capital assets, liabilities, and restricted funds
- Auditor warned this represents approximately **6 months** of operating runway—municipalities should have **1 year** in reserve
- District faces cash flow challenges from January to June when tax revenues don't come in until summer
- Council urged to avoid contracts requiring upfront payments and seek pre-funded projects instead
- Financial position improved slightly from **\$300,000** unencumbered surplus in **2022**

Cariboo mining project community liaison update

- Georgina presented **3-month** update as community liaison, still clarifying role expectations with Osisko Development
- Project transitioning from permitting to construction with **\$700 million** invested and seeking construction funding
- Community effects management plan (50+ pages) will become public soon, detailing benefits and mitigation measures

Community benefits and legacy planning

- Community agreement table meets quarterly to negotiate ongoing benefits beyond environmental certificate requirements
- Osisko contributed over **\$250,000** to school facility, **\$100,000** to official community plan, **\$60,000** for water study
- District developed comprehensive economic development plan to identify opportunities beyond mining employment
- Georgina emphasized need to secure tangible legacy benefits before project completion, comparing to "rich uncle visiting"
- Updated feasibility study will require environmental assessment office review for project amendments

Strategic priorities project updates

- Council approved motion to apply for BC Strategic Priorities Fund up to **\$7 million** maximum
- Community forest expansion discussions ongoing with stakeholders coordinating schedules
- Boundary expansion work continues with Crown land applications submitted jointly with Lhtako Nation for **25+** parcels
- Next regular council meeting scheduled **July 15th** with special meetings as needed

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FireSmart program coordination

- Wells and Lhtako Nation each signed agreements for **\$800,000** portion of **\$1.6 million** total FireSmart funding
- **\$100,000** pre-funded to each organization with remainder released as project progresses
- District posting FireSmart coordinator position by end of summer, Lhtako waiting for coordinator input before proceeding
- Wildfire forester assigned from Williams Lake office to complete "worksheet one" defining green area investments

Lowhee dike project status

- Phase 2A substantially completed near bridge with wheelchair-accessible public access and gated full access
- Phase 2B (remainder of dike) starting this month with water displacement modeling completed for Osisko coordination
- Dike will displace **4-12 inches** of water toward mining project in **500-year** flood event—Osisko responsible for engineering accommodation
- Phase 2C sediment basin designed with **3+ years** storage capacity and adjacent storage area
- Highway coordination meeting scheduled within month to plan road armoring as sediment builds in channel

Wastewater treatment project progress

- District holding **\$3.656 million** remaining from **\$5 million** wastewater grant with **\$650,000** temporarily covering Lowhee project
- Expecting provincial decisions on outflow line installation within **10 days**, hoping to complete before snow
- Contaminated site liability reduced from **\$6.1 million** to **\$5.2 million** as project progresses
- Emergency water supply costs reached **\$46,000** in **2023** versus minimal costs in **2022**
- Project operating under complex P-018 regulations with **11-stage** claim process for water treatment plant

Arts Wells festival road closure approvals

- Council approved road closures for Pooley Street and Sanders Avenue **June 27-29, 2025**
- Noise bylaw exemptions granted until **11 PM** for skating rink and **2 AM** for community hall
- Island Mountain Arts requested closures to facilitate Arts Wells **2025** festival
- Fire chief consulted and approved closure plans.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JULY 15, 2025—3:15PM TO 4:30PM
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Report to Council

Date: July 15, 2025
To: Council
From: Chief Administrative Officer
Subject: Signing Authority approval
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated July 15, 2025 with respect to signing authority approval;

AND THAT Council approve Mr. Gary Champagne as a signing authority for the District of Wells.

Purpose:

To add a signatory for the District of Wells. This addition would rectify the absence of a second signatory created by the maternity leave of the District CFO.

Background:

As a best practice in Local Government administration, backup signatories should be in place in case of extended absence of the existing signatories. Mr. Gary Champagne is presently employed by the District as Financial and Administrative Advisor and, as a former District CAO is well experienced and capable to act as backup signatory.

Approval of Mr. Champagne to act as official signatory is therefore respectfully requested.

Financial/Budgetary Considerations:

None.

A handwritten signature in black ink, appearing to read "J. Dombowsky". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J. Dombowsky, Chief Administrative Officer



Report to Council

Date: July 15, 2025
To: Council
From: Chief Administrative Officer
Subject: Parcel Tax and Utilities relief for non-profit property owners
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated July 15, 2025 with respect to Parcel Tax and Utilities relief for non-profit property owners;

AND THAT Council approve reimbursement of Parcel Tax and Utility charges for the Wells Historical Society, Island Mountain Arts Society, Wells Recreation and Curling Club and Royal Canadian Legion.

Purpose:

To provide one-time Parcel Tax and Utility charge relief to non-profit organizations impacted by a correction in tax relief application.

Background:

The District is required by Community Charter to collect taxes from all property owners comprised of Property Tax, Parcel Tax and Utility Charges. The Community Charter allows local governments via bylaw to forgive Property Tax, however, this authority does not extend to Parcel Tax or Utility charges, although this has historically been done incorrectly in the District for many years.

As discussed with Council at budget time, it was proposed to provide one-time relief to agencies unexpectedly faced with Parcel Tax and Utility costs unexpectedly. Application for relief forms were provided to the impacted organizations and completed applications have been received. All organizations have paid their Parcel Tax and Utility bills as required by Community Charter on the basis that they could be eligible for one-time relief via reimbursement.

Request:
Wells Historical Society: \$1337.00

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Island Mountain Arts Society: \$2,101.00
Wells Recreation Society Curling Club: \$1,038.50
Royal Canadian Legion: \$1,151.00
Total: \$5,6275.50

The funding source to be from general administration. The possibility of ongoing application of this relief program can be addressed again at 2026 budget debate.

Financial/Budgetary Considerations:

Collection of Parcel and Utility charges from the impacted non-profit societies was not included in the 2025 budget so no amendment to the 2025 budget is required.

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

J. Dombowsky, Chief Administrative Officer



Report to Council

Date: July 15, 2025
To: Council
From: Chief Administrative Officer
Subject: Strategic Priorities Fund Application
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated July 15, 2025 with respect to District application to the Strategic Priorities fund.

AND THAT Council approve a submission to the Strategic Priorities Fund for roadworks in the District of Wells comprising of road repair and resurfacing, stormwater drainage, active transportation improvements, and all related works in the range of \$3m to \$7m.

Purpose:

This report provides details on the UBCM administered Strategic Priorities Fund which is currently open for applications from Local Governments. A recommended project application for District road repair and resurfacing, stormwater drainage, active transportation improvements, and all related work is detailed herein. A motion of support for this application is required from Council for staff to develop an application and submit to UBCM.

Background:

Under the umbrella of the Canada Community Building Fund, the UBCM administered Strategic Priorities Fund is currently open for applications from Local Governments under Capital Infrastructure and Capacity Building streams of funding. The SPF-Capital Infrastructure stream provides grant funding specifically targeted for the capital costs of local government infrastructure projects that are large in scale, regional in impact, or innovative and support the national objectives of productivity and economic growth, a clean environment and strong cities and communities. The SPF program is open to all local governments in British Columbia outside of Metro Vancouver. Local Governments are eligible for up to \$7m in project funding. The deadline to apply is September 12, 2025.

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Project:

The gravel surfaced roads and drainage systems in the District of Wells central built-up area of Upper and Lower Wells are in a compromised state of repair. An unstable and silt base in Upper Wells has led to problems of excessive mud and slippage, pot holes, standing water and ongoing degradation of road surface material. The Lower Wells roadways suffer from similar issues but with a more stable road base overall. Both areas suffer from stormwater drainage issues including ditch and culvert degradation. Walkability in the community is also compromised due to the condition of roadways and lack of connecting sidewalks or boardwalks and safe highway crossings.

A project to remediate the roadway issues is therefore proposed with the following:

Unstable road base and silting to be addressed with rebuilds to include geotextile subgrade separating the weak soil and the new material placed above it. This prevents very fine, wet silt and clay type soils from pumping or migrating up into the new material due road deflection from traffic. Adding new gravel material allows proper crowning of roadways via grading which prevents water pooling and formation of potholes and general road degradation.

Stormwater and drainage issues to be addressed through various improvements preventing flooding and erosion, and intrusion onto private property. Methods may include flat ditching where needed, channeling or French drain systems or variants. Culvert replacement and inflow protection may be provided solutions to blockage and overflows. Natural elevation changes in the District facilitates an efficient stormwater design and application. Reduction of standing water also will result in less mosquito breeding habitat.

The road remediation project is complementary to existing and proposed wastewater works which can be conducted in tandem or separate. The majority of wastewater lines are in back laneways with the exception of Dawson Street and part of Blair Avenue. Replacement of sewer lines after roadworks like these are contemplated is commonly done, although less efficiently and does not preclude projects of this type.

Additional works complementary to the road project include improved active transportation links e.g., sidewalk connection between Upper and Lower Wells, highway pedestrian crossings, and roadway improvements facilitating walkability. Also within the scope of the project would be complete survey of roads in the District and placement of survey monuments facilitating future developments. Road works would also include critical repair or replacement of retaining walls. The proposed roadworks would also greatly facilitate future paving of streets, reducing need for further subsurface works.

Benefits:

Physical benefits of the proposed works include:

- Reduced road maintenance costs
- Flood mitigation
- Erosion control
- Dust reduction
- Mosquito control

Economic benefits include:

- Reduced road maintenance costs – ditching, grading, road repairs...
- Improved visual attraction for the community
- Active transportation appeal (walkability)
- Facilitates future development including infill

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Environmental benefits include:

- Stormwater management protecting vulnerable environments
- Flood mitigation
- Erosion control to prevent unnatural changes
- Dust mitigation

Overall, a project of this nature will benefit all the citizens of Wells, and is a highly visible, noticeable improvement that will show that Wells is progressing and is a community “on the move”.

Next steps:

Application requirements include submission of the following:

- feasibility study and/or design report
- Detailed cost estimate template
- Map and/or drawings
- Council resolution indicating support for the proposed activities and willingness to provide overall grant management and support any cost overruns

Proposed use of existing consultant funding budget will cover any non-staff costs in production of the above.

Financial/Budgetary Considerations:

Use of existing budget for application submission requirements.

Given the above, Council’s approval of this proposed application is respectfully requested.

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

J. Dombowsky, Chief Administrative Officer

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Geotextile application



Proper crowning



Flat bottom ditching and alternative drainage solutions



Channeling or French Drain examples

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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
1	P006	Indigenous Partnerships		1	22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships		1	23-11	OG	x	x	x	x		
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		1	24-02	OG	x	x	x	x		
1.3	P050.2	Lhtako Dene Nation Partnerships—Water and Flood Management		1	24-02	OG	x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Wells Barkerville Community Forest		1	23-06	OG	x	x	x			
1.5	P050.4	Lhtako Dene Nation Partnerships—Power Line		1	23-11	OG	x	x				
1.6	P050.5	Lhtako Dene Nation Partnerships—Barkerville and Cottonwood		1	23-11	OG	x	x				
1.7	P050.6	Lhtako Dene Nation Partnerships—FireSmart & Wildfire Mitigation		1	23-11	OG	x	x	x			
1.8	P050.7	Lhtako Dene Nation Partnerships—Charter		1	23-11	OG	x	x	x	x		
1.9	P050.8	Lhtako Dene Nation Partnerships—Waste Water		1	23-11	OG	x	x	x	x		
1.10	P050.9	Lhtako Dene Nation Partnerships—Drinking Water		1	23-11	OG	x	x	x	x		
1.11	P050.10	Lhtako Dene Nation Partnerships—Wells Community Buildings		1	23-11	OG	x	x	x	x		
1.11	P050.11	Lhtako Dene Nation Partnerships—Cariboo Gold Project		1	23-11	OG	x	x	x	x		

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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
2	P017	Osisko MOU and Community Agreement			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	\$256,000	1	22-04		x	x	x	x		
2.2	P017.2	Land Use		1	23-06		x	x	x			
2.3	P017.3	Taxation		1	24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
3		DOW & Partners--Emergency and Prevention Planning & Implementation			24-02		x	x	x			
3.1	P076	PROV BC--Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	1	23-06	24-04	x	x	x	x	x	
3.2	P082	UBCM Disaster Risk Reduction--Category 1, 2 & 3--Lowhee Phase 2	\$5,300,000	1	24-01		x	x	x			
3.3	P042	2024 & 2025 UBCM--Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.4	P022	DOW & Partners--Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.5	P014	UBCM--FireSmart Community Funding and Supports (Part 1)	\$123,500	1	21-04	24-03	x	x	x	x	x	
3.6	P014.1	UBCM--FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04		x	x	x			
3.7	P023	UBCM--2023 Fire Equipment & Training Grant	\$30,000	1	22-11	24-03	x	x	x	x	x	9
3.8	P039	PROV BC--Engine 11 Replacement	\$360,000	1/2	22-12	25-03	x	x	x	x	x	9
3.9	P039.1	PROV BC--Future Engine Replacements		2								
3.10	P040	2024 UBCM--Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.11	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		

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

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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		
A		Appendix A–Complete										
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
A.2	P061	BC HYRDO–LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x	7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9

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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		Appendix B—Operations										
B.1	P044	DOW—Operations & Governance Improvement Plan		1/2	23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2	23-01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1								
B.4	P044.3	DOW Public Works Garage and Shop		2	22-11	23-12	x	x				
B.5	P044.4	Mooney Lane House Fire		1	22-06		x	x	x	x	x	
B.6	P044.5	DOW—Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	1	22-11	23-04	x	x	x	x	x	
B.7	P044.6	PROV BC & DOW--Cemetery		2	22-06	OG	x	x				
B.8	P044.7	DOW Municipal Hall Upgrades	\$130,000	1	22-04	24-12	x	x	x	x	x	
B.9	P044.8	DOW Firehall Upgrades	\$175,000	1	22-04	23-12	x	x	x	x	x	
B.11	P044.9	2023 to 2025 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x			
B12	P044.10	DOW & Partners—EV Charging Stations		2	23-01	OG	x	x	x			
B13	P044.11	Novaks Land Use			22-08		x	x				

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

Risk Assessment Levels								
Low		Moderate			High		Extreme	
Ref	Item					Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment					5,000,000	26,000,000	Collection and Treatment
2	Water					630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities					1,000,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection					1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection					2,000,000	20,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing						7,500,000	Various Formats
7	Power					3,000,000	25,000,000	Reliable Power Three Phase Power
8	Snow Removal					185,000	185,000 per year	Improved Plan, Equipment
9	Emergency Evacuation Routes					200,000	6,000,000	Forest Service Roads & Purden Connector Options
10	Highway 26					10,000,000	30,000,000	Short and Long-term Plan
11	Flooding					8,000,000	5,000,000+	Community Flooding Assessment Flood Mitigation
12	DOW Roads					250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery					100,000	500,000	Land and Facilities
14	Contaminated Sites					1,200,000	Unknown	Research, Planning, and Remediation
15	Totals					\$32,565,000	\$142,185,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items District of Wells Office	Cost	Status
	DOW Off	De-clutter and Clean-up		IP
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		IP
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint	\$3 sfoot	Estimating
2023	DOW Off	Broken Glass Panes Replacement		C
2023	DOW Off	Propane Furnace Exhaust Review and Repair		C
	DOW Off	Entrances Snow Protection		
2022	DOW Off	Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant 		C
2023	DOW Off	Interior Painting	OpBud	C
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Tractor?		Rent or C
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C
	District General	Re-keying Facilities		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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Appendix G--Facilities Upgrades List

Ref	Building	Items Community Hall	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
2024	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting	35,000	C
	C Hall	Interior Wall Covering Repairs and Painting		
2023	C Hall	Projection Screen—8' Portable	1,000	
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		C
2023	C Hall	Health Office Upgrades and Wheelchair Washroom	15,000	
2023	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair	3,500	C
	C Hall	Rear Entrance Retaining Walls Review and Repair		
	C Hall	Outdoor Exit Repairs		

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

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

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P075—2022 to 2025 Supplements

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

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

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

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

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

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