

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 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: Oct 21, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/84893909289?pwd=tAzZ6fhgQxDwy6GguFmHjeeoC2aUQV.1>

Meeting ID: 848 9390 9289

Passcode: 226527

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday October 21, 2025, 3:15pm to 4:30pm

1.2 Moment of Silence (to be specified at the meeting pending Families approvals)

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

1.4 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday October 21, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday October 07, 2025, as circulated.

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS

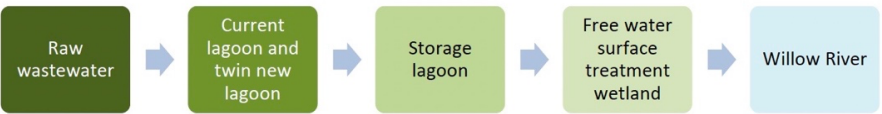
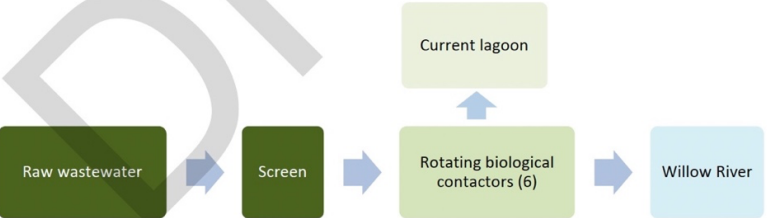
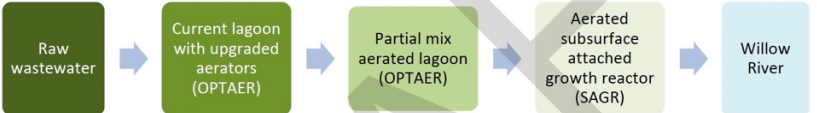
4.1 Gary Champagne, District of Wells Consultant—Budget Updates

5.0 UNFINISHED BUSINESS

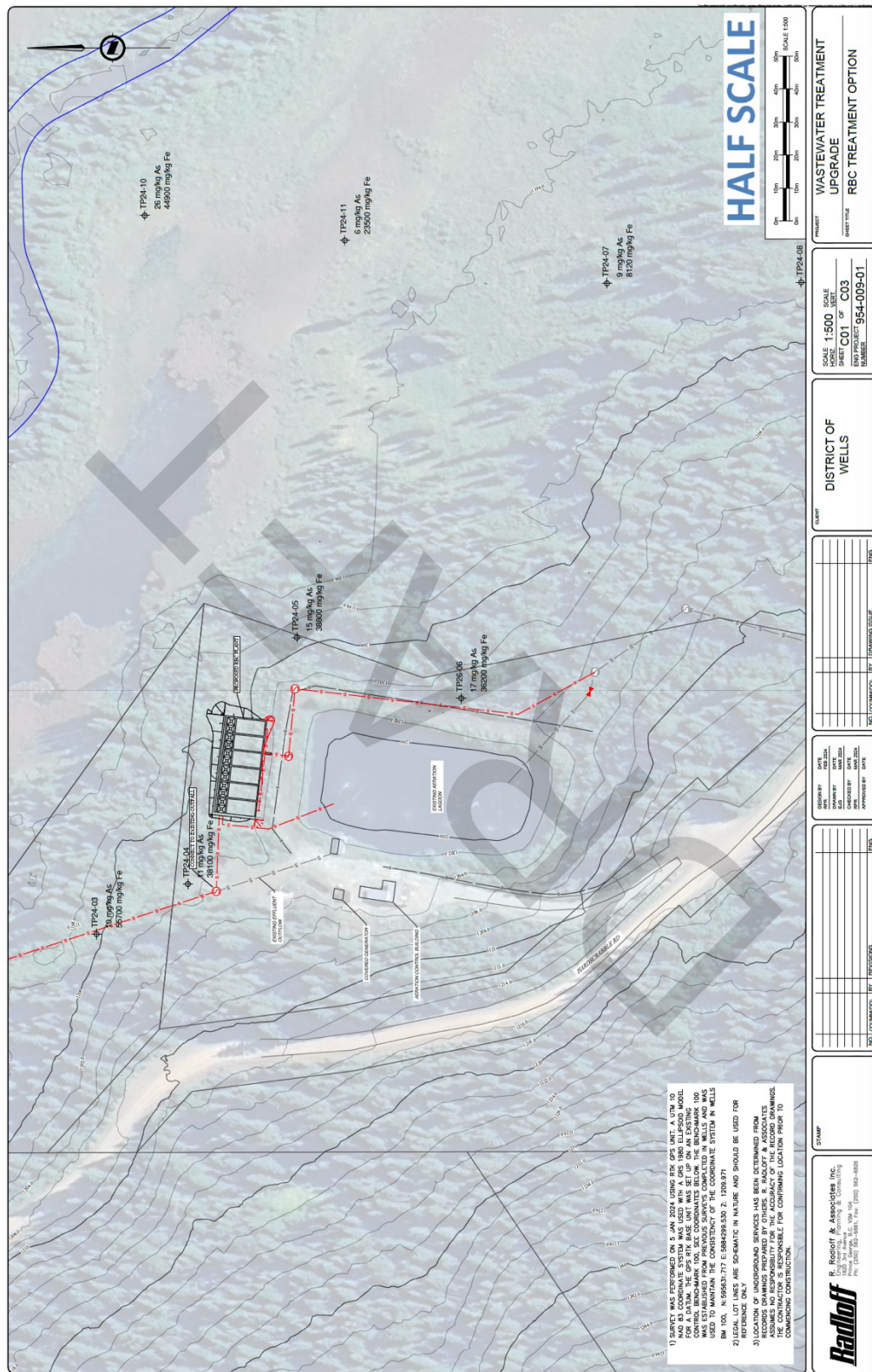
5.1 Strategic Priorities Projects—Incremental Information Only

- P002—Waste Water Project—Collection System and Treatment. The Project is estimated at \$26 million to \$31 million. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—**60% complete, and a short overland extension may have to be used over the winter for the last 34 metres.**

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

OPTION 1 – FREE WATER SURFACE WETLAND 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.
 <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> <i>Figure 1: Option 1 - Free water surface wetland</i>
OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS 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.
 <pre> graph LR A[Raw wastewater] --> B[Screen] B --> C[Rotating biological contactors (6)] C --> D[Current lagoon] D --> E[Willow River] </pre> <i>Figure 2: Option 2 – RBC process</i>
OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED 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.
 <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 complete and Worksheets 2, and 3 being developed with the DOW and Lhtako.** \$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					

- P016—BC Housing Project—**New Northern Manager now in-place, discussions to start in October.**
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison framework being put “in-place”. A few important items pending announcement.

• 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	• 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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ACTIVITY UPDATE



October 14, 2025

We would like to make the community aware of the activities we have going on throughout the next couple of weeks:

- Starting October 20, there will be a barge on the Jack of Clubs Lake doing a lakebed geotechnical drilling program for approximately 10 days.
- Tree clearing is set to begin within the Project footprint.
- Work will continue at the Ballarat Camp for the septic install throughout the month.
- Transportation of core boxes to the new storage facility is expected to continue for another 3 weeks.
- Mobilization of heavy equipment and deliveries of aggregate is on-going.

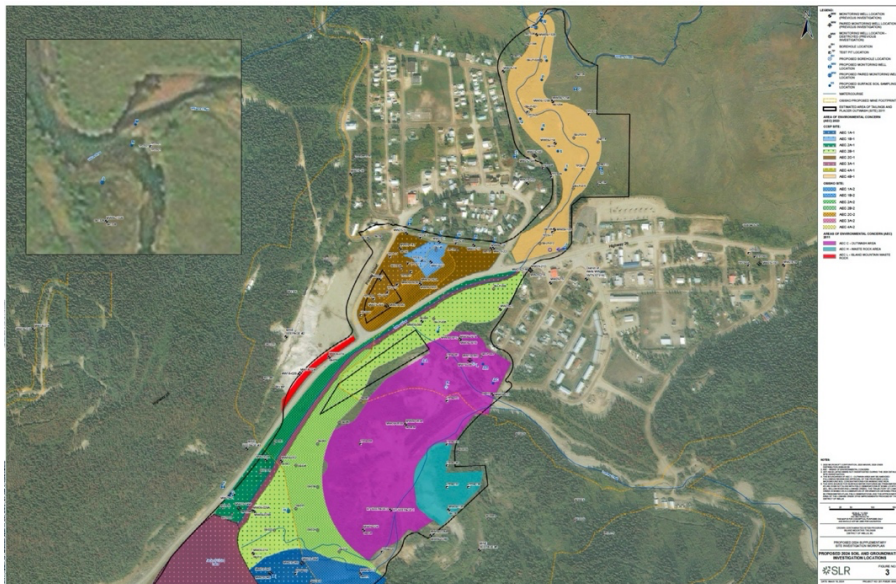
As always, if you have any questions, comments, or concerns, please do not hesitate to contact us at feedback@osiskodev.com or our Community Relations Office at 4270 Sanders Avenue (Mon. to Fri. from 8 AM-4 PM).



- 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 October/November.** Process to completion confirmed.
- P022—DOW & Partners Emergency Response Plan—additional updates in-progress, with a “Coles Notes” companion document being prepared as well.

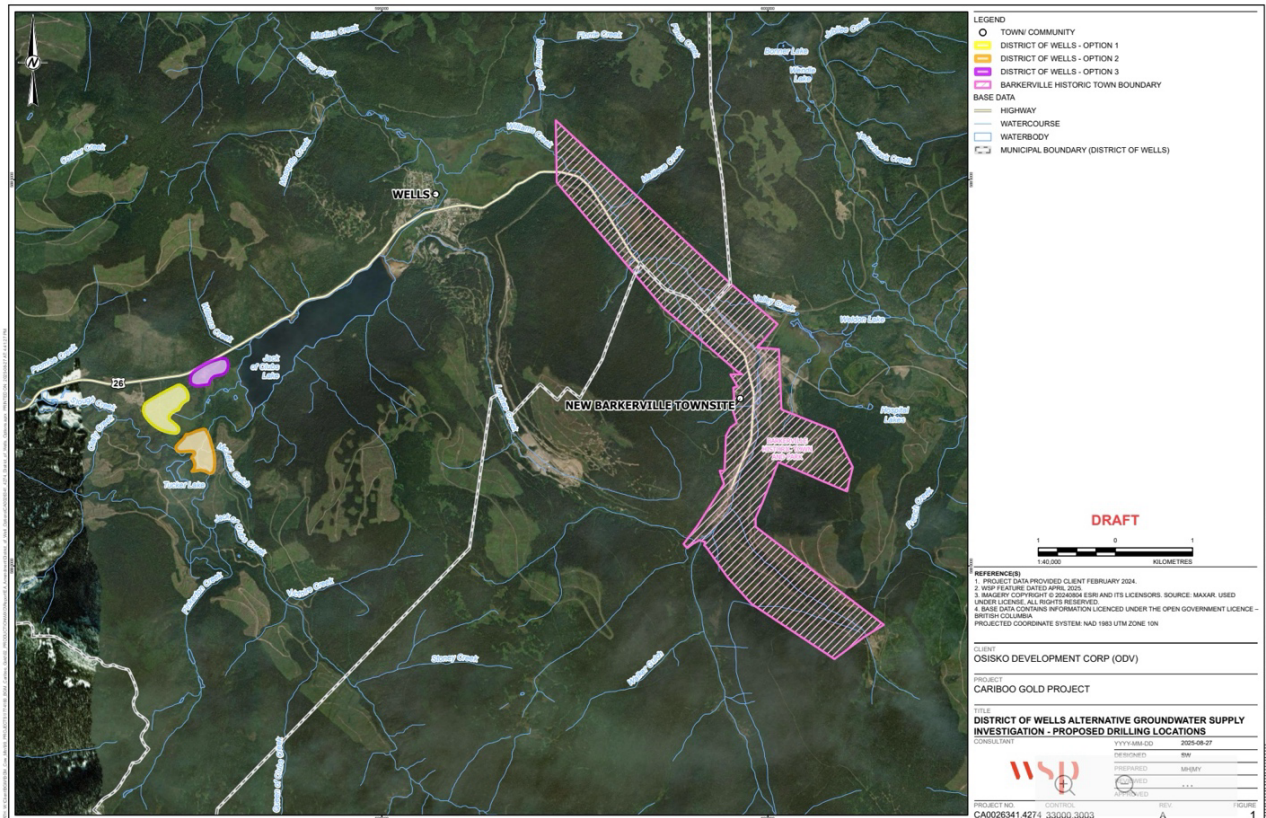
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- P023 UBCM [2025 Volunteer and Composite Fire Departments Equipment and Training](#) - Applications accepted from September 1, 2025 until October 31, 2025
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project—Provincial and 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:



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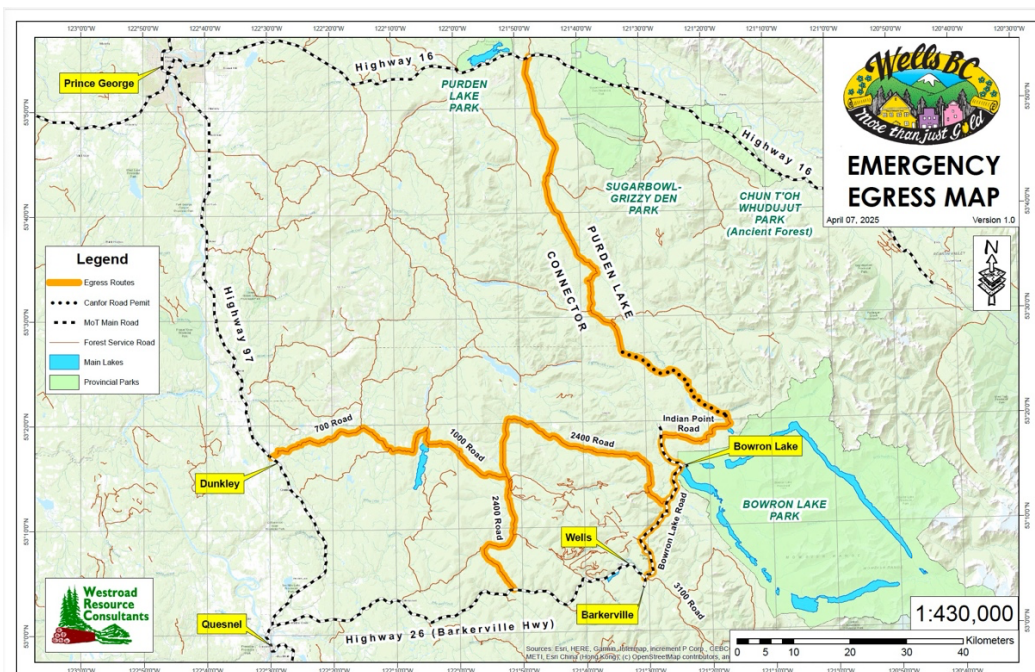
**P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells.
Discussions and Q & A ongoing.**



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- P036—Crownlands Update—**Former Highways Yard Crown Lots in final stages of referral. Final Application stages for other Crownland Properties that are functional.**
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations. **Next steps with Lheidli T'enneh First Nation, Canfor, and Cariboo Regional District in October to December 2025.**

Draft Option 1C



P042—Emergency Operation Centre—2026 Planning starting for Water Management and Wildfires.

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- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.**




Charter *between:*

Lhtako Dene Nation and District of Wells

Seven Generations of Decision Making



150+
Years

**Sustainable
Communities**

150+
Years



Committed to Sustainable:
Financial Resources, Projects, and Cooperation

Adequate Annual & Long-term Operating Budgets
Adequate Annual & Long-term Capital Budgets
Sustainable Projects

Projects

Project Title	Project #
Crown Lands Transfers within the District of Wells	P036
FireSmart and Wildfire Mitigation and Planning	P014 & P103
Flood Protection and Water Management	P076, P082 & P083
Waste Water and Collection System Upgrades	P002
Drinking Water System Upgrades and Replacement	P014 & P031
Contaminated Sites Reclamation	P030
Community Forest and Community Forest Expansion	P020
Power and Powerlines Upgrades	P011
Cariboo Gold Project Implementation and Impacts	P017
Support for Tourism including: Barkerville Historic Town & Park, Bowron Lakes, Cottonwood House Historic Site, Lhtako, Troll Ski Resort, and Wells	P046
Wells Barkerville Community Cultural and Recreation Centre, Outdoor Centre/Ice Rink Building, and Lhtako Centre/Office in Wells	P001, P002 & P107
UBCM—Local Roads, Active Transportation, and Stormwater	P108
Other Projects added as Identified	

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- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.**

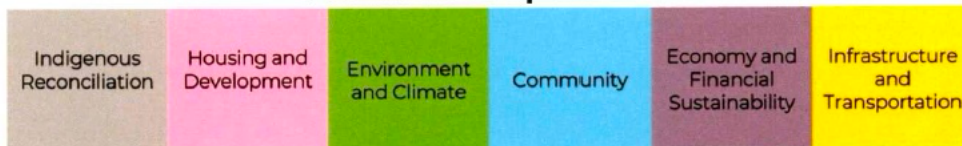


Funding Partners for the Various Projects

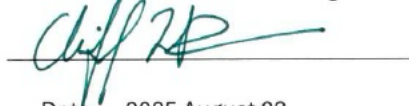
(Each Partner is involved in one or more projects.)

Lhtako Dene Nation
District of Wells and Wells Barkerville Community Forest
Government of Canada
Northern Development Initiative Trust
Province of BC
Osisko Development Corporation
Union of BC Municipalities
West Fraser Timber Company
Other

Pillars of Cooperation



Lhtako Dene Nation Chief Signature



Date: 2025 August 02

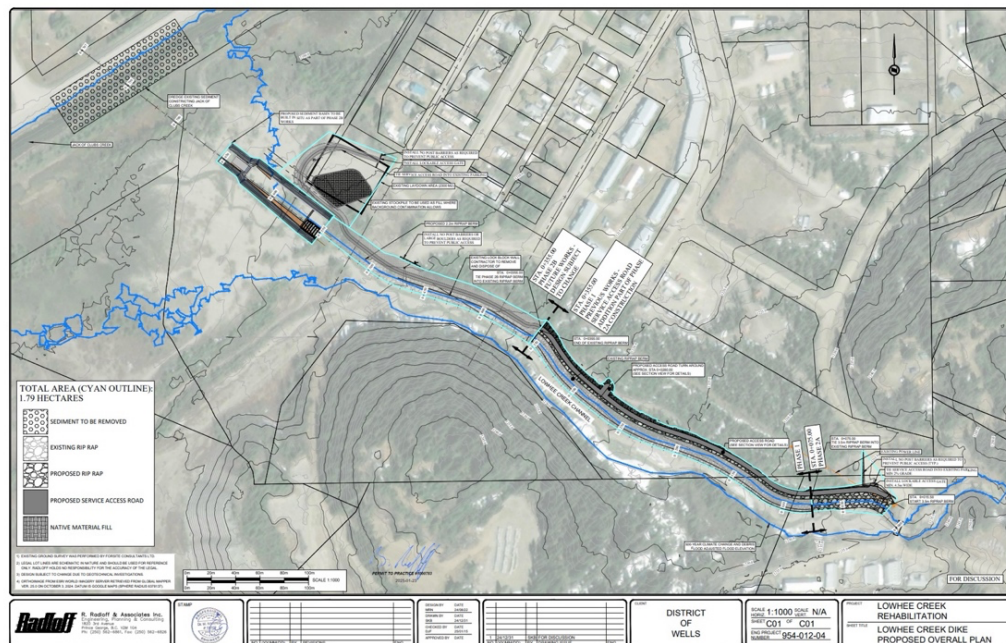
District of Wells Mayor Signature



Version of Charter: #1.6

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AGENDA**

- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (**two more claims remain with alignment with P100 and P082**)
- 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 85% 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 by mid-December (weather permitting).**



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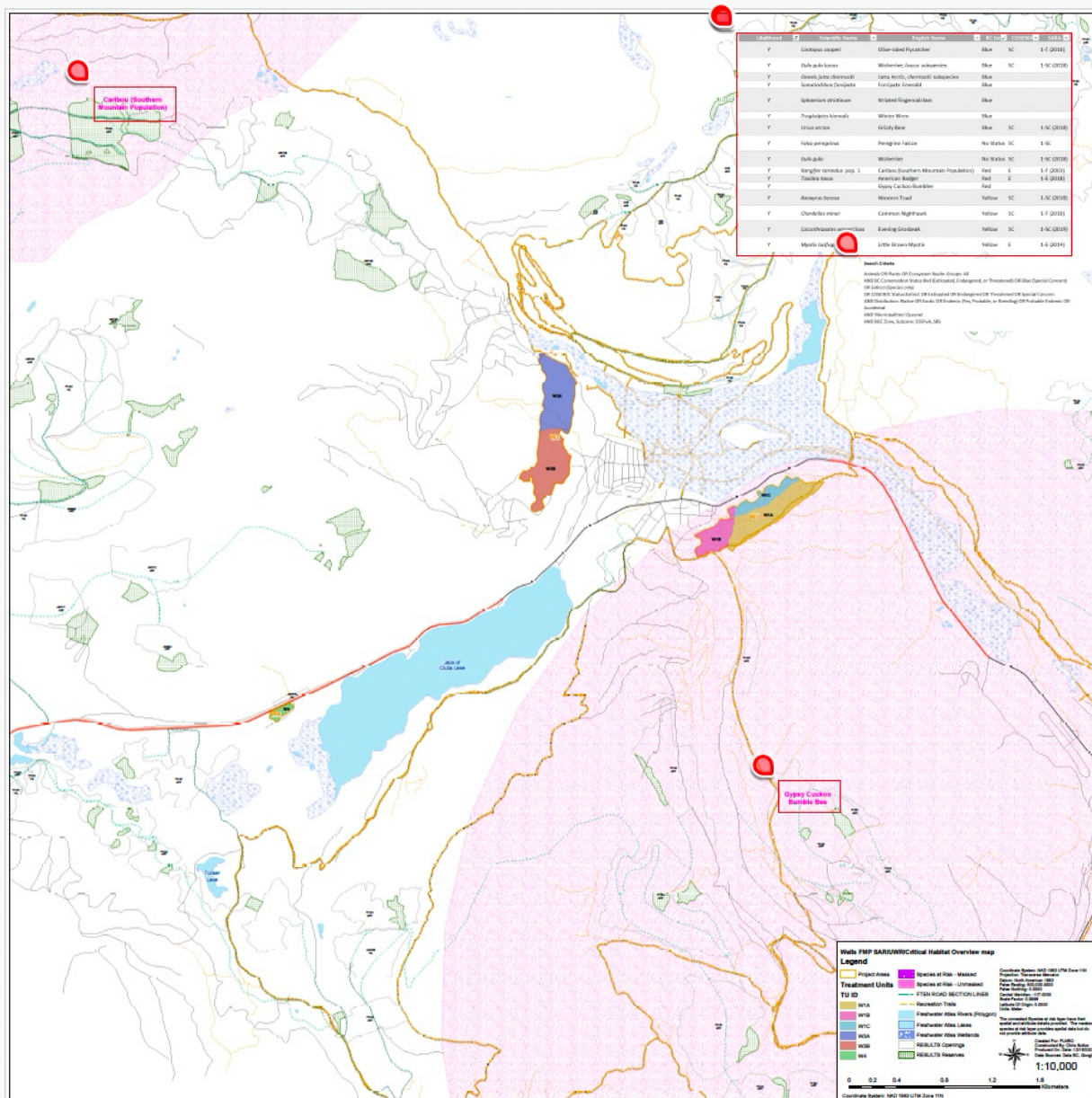
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry 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—Map 1



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P103 Draft Wildfire Protection Study Area—Map 2—Specific Areas



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TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- **P106—UBCM Strategic Priorities—New Motion Required, see below:**

THAT the following resolution be submitted to UBCM as part of the Strategic Priorities 2025 program funding application:

WHEREAS, the District of Wells recognizes the necessity for improved roadway infrastructure to enhance community safety, accessibility, and economic development;

WHEREAS, the Wells Street Improvement Project aims to upgrade existing roads, install drainage systems, and enhance pedestrian access within the community;

WHEREAS, the project is intended to support local businesses, improve quality of life for residents, and foster community engagement;

WHEREAS, potential cost overruns may occur due to unforeseen circumstances, including but not limited to weather conditions, supply chain disruptions, labor shortages, and regulatory changes;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Support for Project: Council hereby supports the Wells Street Improvement Project and authorizes the project team to proceed with the necessary actions to initiate the project.
2. Budget Approval: Council approves the initial project budget of \$6,957,993.44, which includes a contingency fund of \$724,714.50 to cover potential cost overruns.
3. Cost Overrun Support: The District supports, in addition to a project contingency within the budget, cost overrun protection via access and utilization of operating funds, District cash reserves, un-allocated grant funds held (Community Works, Growing Communities).
4. Monitoring and Reporting: The project team shall provide regular updates to Council on the project's progress, including financial reports that detail any potential cost overruns and the measures taken to mitigate them.
5. Risk Management: The project team is directed to implement robust risk management strategies to identify, assess, and mitigate the risks of cost overruns throughout the project.
6. Community Engagement: The project team shall ensure ongoing communication with stakeholders and the community, providing opportunities for feedback and addressing any concerns that may arise.
7. Review of Changes: Any significant changes to the project scope or budget that may lead to cost overruns shall be presented to Council for review and approval prior to implementation.

Carried

Certified true

Jerry Dombowsky, CAO

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 OCTOBER 21, 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)
- UBCM Attendees Updates
- Finance and Budget: Focus now on 2024 Audit (June to **Nov** 2025).
- Meeting Dates:

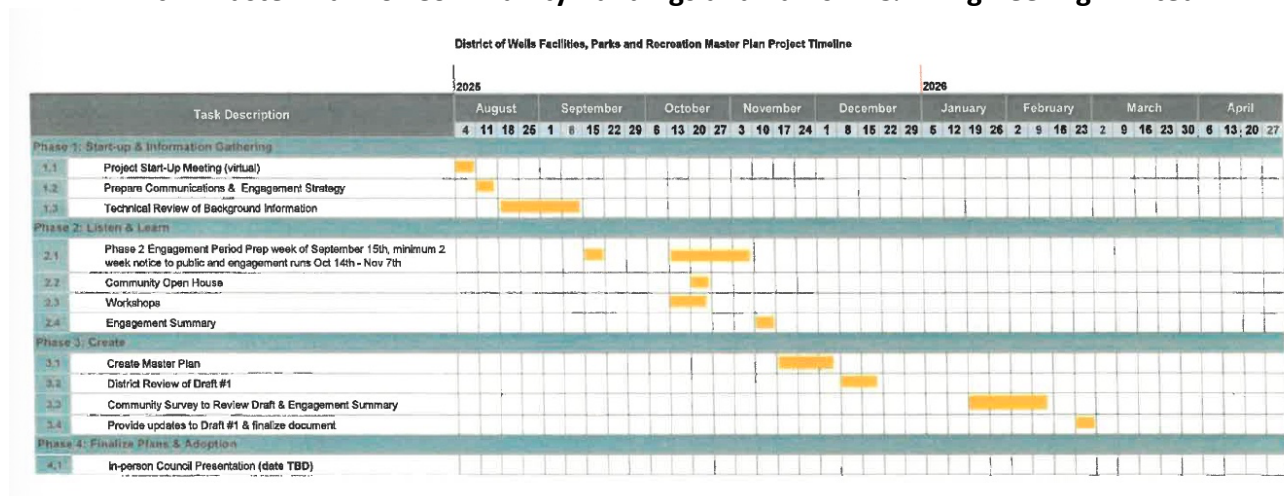
Regular Council Meeting Dates 2025

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

Draft Regular Council Meeting Dates 2026

January 6, 2026	January 20, 2026	February 3, 2026	February 17, 2026
March 3, 2026	March 31, 2026	April 14, 2026	April 28, 2026
May 12, 2026	May 26, 2026	June 16, 2026	
July 14, 2026	August 11, 2026	September 8, 2026	Municipal Elections
Municipal Elections Voting Date October 17, 2026	November 10, 2026	November 24, 2026	December 8, 2026

- Select Committees' Short Updates
 - **Master Plan for Community Buildings and Parks—L&M Engineering Limited**



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TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.2 CAO Reports

- 6.2.1 General Updates and Other
- 6.2.2 REDIP 4 Project Updates
 - 6.2.1 Revised motion Strategic Priorities Grant application
 - 6.2.2 Bylaw – Permissive Tax Exemption 2025 208 2026-2030 for 3rd and Final reading
- 6.2.3 Governance Workshop (November 4th, 10:30am to 1:30pm)
- 6.2.4 Buildings and Lands Open House (November 4th, 5:00pm to 8:00pm)

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 October 21, 2025.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday October 21, 2025.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, October 7, 2025, 3:22 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky

PUBLIC GALLERY: Patti Gerhardi, Cariboo Chilcotin Coast Tourism

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-134 THAT Council at 3:22pm approves to call to order the Regular Council Meeting of Tuesday October 7, 2025.

Carried

1.2 Approval of the Agenda

1.3 Addition of late items:

1.3.1 Osisko Support and Benefit Agreement

1.3.2 Osisko Test Water Drilling

25-135 THAT Council approves the agenda for the Regular Council Meeting of Tuesday October 7, 2025, as circulated with late item additions.

Carried

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, September 9, 2025, with following amendments:

- Lysay Pacey spelling correction.
- “Labour” and “Centre” British version to be applied.
- Rob Zappone spelling correction.
- “Richard” to be replaced with “Wildfire Branch Approving Forester”.

25-136 THAT Council approves the minutes for the Regular Council Meeting of Tuesday, September 9, 2025, as circulated, with friendly amendments.

Carried

3.0 CORRESPONDENCE—NIL

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DELEGATIONS AND PRESENTATIONS

CCCT tourism services presentation

- Patti Gerhardi presented on Cariboo Chilcotin Coast Tourism's services as the regional destination management organization active since 1962.
- CCCT has 4 Destination Experience Managers (DEMs) who support operators in assigned geographic areas. Winter familiarization tour in early spring hosted 6 international journalists from England, Nashville, Portland, Calgary and Texas who visited Wells, Barkerville, and did activities including curling, dog sled mail run, and dining at local establishments. Tour already generated 8 articles including upcoming feature in Cowboys and Indians magazine.
- CCCT provides free listings on landwithoutlimits.com website and content shoots through Isabelle Call, Content Manager at no charge to operators. Emergency management support includes monitoring wildfires and road conditions, maintaining databases of available rooms and facilities, and coordinating with the Provincial Emergency Program (PEP). CCCT works with operators before, during and after emergencies, providing real-time updates on highway closures and fire situations.
- Accessibility assessments completed at 6 Wells locations: Island Mountain Arts, Sunset Theater, Frog on the Bog, Jack of Clubs, Jack of Clubs Lake, and visitor center. Jillian Merrick (co-owner Wells Hotel) and another local operator are nominated for awards at upcoming AGM October 17-19, 2025. Municipal and Regional Tax (MRDT) roadshow held in 15 communities to explain how the 3% sales tax collected by accommodators is invested by CCCT. Marketing department now funded through MRDT with dedicated staff. Biggest source of visitors to Wells is Williams Lake, not Prince George. Target audiences are British Columbia, Alberta, Washington state and California.

4.0 NIL

5.0 UNFINISHED BUSINESS - NIL

5.1 Strategic Priorities Project—Incremental Information Only from Mayor Coleman:

Wastewater project

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- 8-inch underground pipe installed 80% complete using directional drilling, fisheries permit received for remainder, waiting on provincial Ministry of Environment permit. Project cost approximately \$500,000 funded from phase one, phase two is estimated at \$26-27 million.

BC Housing

- BC Housing Northern Manager Terry Waterhouse now in place for affordable housing project discussions.

Community Forest

- Community Forest expansion discussions continue with all partners including BC Timber Sales, waiting for map showing expansion down to Stanley.

FireSmart Program

- Fire Smart project has **2** contractors: one for fuel management, one for FireSmart assessments (Rob Zappone/LZ Contracting).

25-137 THAT Council receive the Osisko Support and Benefit Agreement report.

Carried

Late Item: Osisko Support and Benefit Agreement

The District CAO presented an agreement negotiated over nearly **2** years with Osisko Development and Barkerville Gold Mines. Agreement provides **\$250,000** annually for **3** years covering **2025, 2026, and 2027**. Funding will support Wells community initiatives and the district's involvement with the Caribou Gold mining project. District will maintain accounting records and provide them to BGM upon request. Parties will communicate, collaborate and meet to review progress and address concerns. Agreement is open-ended regarding use of funds and represents a good faith contribution. Dave Roleau, VP of the project, confirmed this does not affect property tax revenue or future community benefit agreements. This agreement would be a component of a future overall community benefit agreement.

Late Item: Water Treatment motion

Council approved test water drilling by Osisko at locations at west end of Jack of Clubs Lake. Drilling required under Environmental Assessment Certificate to identify alternative water supply before mining progresses to point where flooded underground

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mine could affect district's current well. Two drill points within Barkerville Heritage Park already approved by BC Heritage Branch. Three test locations identified at west end of Jack of Clubs Lake in district. Osisko wants to drill all locations for fair comparison even though Barkerville drilling shows some confidence. Drilling operation currently active in area.

Motion to approve test drilling:

25-138 WHEREAS the District of Wells drinking water supply may be affected by the Cariboo Gold mine project post closure;

AND WHEREAS to protect the community, a condition of the Environmental Assessment Certificate M23-01 is for them to identify an alternate water supply option for the District before the project mining progresses to the point where the water from the flooded underground would be predicted to be intercepted by the District of Wells drinking water well current well;

AND WHEREAS Osisko Development is investigating a second groundwater supply source away from the Wells aquifer where the post closure impacts would not be anticipated;

AND WHEREAS two options for drilling have been identified – two within Barkerville Heritage park approved by BC Heritage branch and three within the District of Wells at the end of Jack of Clubs Lake as per the map;

BE IT RESOLVED THAT District of Wells Council approves a test water drilling program by Osisko Development at test locations identified at the west end of Jack of Club Lake as per the map.

Carried

Crown lands transfer progress

- Former highways yard at final referral stage with Citizen Services, indigenous referrals sent to 2 other nations (Lhtako Dene already endorsed). Transfer could be completed before year end. Property would be owned by Lhtako Dene first, or jointly with district if that's optimal for approval process. Lhtako Dene indicated they're fine with district being primary owner or joint ownership. Property already cleared of contamination. Identified as most functional property for potential BC Housing partnership due to size and flexibility. Remaining crown lands (bulk submission under Ministry of Forests) likely to transfer in 2026. Five crown lands already allocated to Barkerville Heritage Trust by Heritage Branch and Ministry of Forests.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

25-139 THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried

25-140 THAT Council extend the meeting to 5:30pm.

Carried

6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

- Concise Plan update to be presented 2nd meeting in November.
- UBCM attendees to report to October 21st meeting agenda.
- 2026 meeting dates – August and September meeting dates will be corrected.

6.2 CAO Reports

6.2.1 Permissive tax exemption bylaw

- The District CAO presented a report on permissive tax exemption bylaw covering 5-year period. Bylaw must be approved by October 31st per Community Charter requirements. Exemptions apply only to property taxes, not utilities (garbage, landfill, recycling) or parcel taxes. Proposed exemptions include 3 organizations (same as previous 5 years except Legion):
 - Wells Historical Society (museum, 2 properties)
 - Island Mountain Arts Society (3 properties: gallery, nest, donated lot)
 - Wells Recreation Society (curling club)
 - Legion removed because property closed for 3 years and for sale

Foregone tax revenue approximately \$8,600 annually. Tax exemptions increase taxes paid by non-exempt properties. Curling club temporarily closed due to flood and structural issues but society still active and building not for sale. Council passed first and second reading with reformatting and date updates. Third and final reading scheduled for October 21st. Separate grant program for utilities and parcel charges will be considered in 2026 budget process.

25-141 THAT first and second reading of the Permissive Tax Exemption Bylaw 208 2025 2026-2030 be received and forwarded for third and final reading consideration, with formatting changes, for the October 21st Council meeting.

Carried

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

25-142 THAT Council extend the meeting to 5:45pm.

Carried

25-143 THAT Council receives the Mayor and CAO reports.

Carried

7.0 INFORMATION AND ANNOUNCEMENTS

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday October 7, 2025.

25-144 THAT Council at 5:38pm adjourns the Regular Council meeting of Tuesday October 7, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Summary Notes Regular Council Meeting October 7, 2025

- Council approved a support and benefit agreement with Osisko Development for \$250,000 annually for 3 years (2025, 2026, and 2027)
- Council approved test water drilling by Osisko at 3 locations at the west end of Jack of Clubs Lake to identify alternative water sources for the district
- Cariboo Chilcotin Coast Tourism (CCCT) presented comprehensive tourism services including emergency management support, marketing, and operator assistance funded through 3% Municipal & Regional District Tax Program (MRDT).
- Crown lands transfer for the former highways yard is at final referral stage and could be completed before year end
- Permissive tax exemption bylaw received first and second reading, exempting 4 organizations from property taxes (approximately \$8,600 in foregone revenue)

Minutes and notes approval

- Council approved minutes and notes with corrections to spelling (Lynsay Pacey's name, Canadian spelling for "labour" and "centre", Rob Zappone's name)
- Clarification made that "Richard" in notes should read "wildfire branch approving forester"
- Reddit Economic Capacity Funding application will be requesting \$50,000 per year for 3 years for consultants and projects, not a staff position

CCCT tourism services presentation

- Patti Gerhardt presented on Cariboo Chilcotin Coast Tourism's services as the regional destination management organization active since 1962
- CCCT has 4 Destination Experience Managers (DEMs) who support operators in assigned geographic areas
- Winter familiarization tour in early spring hosted 6 international journalists from England, Nashville, Portland, Calgary and Texas who visited Wells, Barkerville, and did activities including curling, dog sled mail run, and dining at local establishments
- Tour already generated 8 articles including upcoming feature in Cowboys and Indians magazine
- CCCT provides free listings on landwithoutlimits.com website and content shoots through Isabelle Call, Content Manager at no charge to operators
- Emergency management support includes monitoring wildfires and road conditions, maintaining databases of available rooms and facilities, and coordinating with the Provincial Emergency Program (PEP)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
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AGENDA**

- CCCT works with operators before, during and after emergencies, providing real-time updates on highway closures and fire situations
- Accessibility assessments completed at 6 Wells locations: Island Mountain Arts, Sunset Theater, Frog on the Bog, Jack of Clubs, Jack of Clubs Lake, and visitor center
- Jillian Merrick (co-owner Wells Hotel) and another local operator are nominated for awards at upcoming AGM October 17-19, 2025
- Municipal and Regional Tax (MRDT) roadshow held in 15 communities to explain how the 3% sales tax collected by accommodators is invested by CCCT
- Marketing department now funded through MRDT with dedicated staff
- Biggest source of visitors to Wells is Williams Lake, not Prince George
- Target audiences are British Columbia, Alberta, Washington state and California

Osisko support and benefit agreement

- The District CAO presented an agreement negotiated over nearly 2 years with Osisko Development and Barkerville Gold Mines
- Agreement provides \$250,000 annually for 3 years covering 2025, 2026, and 2027
- Funding will support Wells community initiatives and the district's involvement with the Caribou Gold mining project
- District will maintain accounting records and provide them to BGM upon request
- Parties will communicate, collaborate and meet to review progress and address concerns
- Agreement is open-ended regarding use of funds and represents a good faith contribution
- Dave Roleau, VP of the project, confirmed this does not affect property tax revenue or future community benefit agreements
- This agreement would be a component of a future overall community benefit agreement

Strategic priorities updates

- Wastewater project: 8-inch underground pipe installed 80% complete using directional drilling, fisheries permit received for remainder, waiting on provincial Ministry of Environment permit
- Project cost approximately \$500,000 funded from phase one, phase two is estimated at \$26-27 million
- BC Housing northern manager Terry Waterhouse now in place for affordable housing project discussions

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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- Community Forest expansion discussions continue with all partners including BC Timber Sales, waiting for map showing expansion down to Stanley
- Fire Smart project has 2 contractors: one for fuel management, one for FireSmart assessments (Rob Zappone/LZ Contracting)

Test water drilling program approval

- Council approved test water drilling by Osisko at locations at west end of Jack of Clubs Lake
- Drilling required under Environmental Assessment Certificate condition M23-01 to identify alternative water supply before mining progresses to point where flooded underground mine could affect district's current well
- 2 drill points within Barkerville Heritage Park already approved by BC Heritage Branch
- 3 test locations identified at west end of Jack of Clubs Lake in district
- Osisko wants to drill all locations for fair comparison even though Barkerville drilling shows some confidence
- Drilling operation currently active in area

Crown lands transfer progress

- Former highways yard at final referral stage with Citizen Services, indigenous referrals sent to 2 other nations (Lhtako Dene already endorsed)
- Transfer could be completed before year end
- Property would be owned by Lhtako Dene first, or jointly with district if that's optimal for approval process
- Lhtako Dene indicated they're fine with district being primary owner or joint ownership
- Property already cleared of contamination
- Identified as most functional property for potential BC Housing partnership due to size and flexibility
- Remaining crown lands (bulk submission under Ministry of Forests) likely to transfer in 2026
- 5 crown lands already allocated to Barkerville Heritage Trust by Heritage Branch and Ministry of Forests

Permissive tax exemption bylaw

- The District CAO presented a report on permissive tax exemption bylaw covering 5-year period

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
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AGENDA**

- Bylaw must be approved by October 31st per Community Charter requirements
- Exemptions apply only to property taxes, not utilities (garbage, landfill, recycling) or parcel taxes
- Proposed exemptions include 3 organizations (same as previous 5 years except Legion):
 - Wells Historical Society (museum, 2 properties)
 - Island Mountain Arts Society (3 properties: gallery, nest, donated lot)
 - Wells Recreation Society (curling club)
 - Legion removed because property closed for 3 years and for sale
- Foregone tax revenue approximately \$8,600 annually
- Tax exemptions increase taxes paid by non-exempt properties
- Curling club temporarily closed due to flood and structural issues but society still active and building not for sale
- Council passed first and second reading with reformatting and date updates
- Third and final reading scheduled for October 21st
- Separate grant program for utilities and parcel charges will be considered in 2026 budget process



**THE DISTRICT OF WELLS
BYLAW NO. 208
2025 2026-2030 PERMISSIVE TAX EXEMPTION BYLAW**

A bylaw pursuant to Sections 220, 224 and 225 of the Community Charter, to exempt from taxation certain lands and improvements situated in the District of Wells

WHEREAS the Council of the District of Wells is empowered to grant exemption from taxation to certain lands and improvements for the succeeding year;

AND WHEREAS, pursuant to Section 224 (2) of the Community Charter, the District of Wells is empowered to grant exemptions for taxation for a five (5) year period for the years 2026-2030 to certain lands and improvements owned/leased by qualifying organizations;

AND WHEREAS, pursuant to Section 224 (2) of the Community Charter, the District of Wells is empowered to grant exemptions for taxation for a five (5) year period for the years 2026-2030 to certain lands and improvements operated either as a school or as a necessary addition to an exempted church, an exempted hospital or an exempted senior citizen's home;

NOW THEREFORE the Council of the District of Wells in open meeting assembled and by an affirmative vote of at least two-thirds of its members, enacts as follows:

1. The following lands and improvements thereon, all within the Cariboo District, are hereby exempted by the District of Wells from payment of general (municipal) property taxes, excluding parcel/frontage taxes, and utility charges for the assessment and collection exemptions for taxation for a five (5) year period for the years 2026-2030 as per the ratio indicated for each lot, pursuant to Section 224 of the Community Charter:

Lands and improvements owned by the Wells Historical Society legally described as:

a) BLOCK B, DISTRICT LOT 12985, CARIBOO LAND DISTRICT, SUBJ TO STAT SRW PGP39583, PGP39584; PID: 023-294-876; Roll#391-09351.002;

b) LOT 1, PLAN PGP32374, DISTRICT LOT 5899, CARIBOO LAND DISTRICT, & DL 10518

PID: 008-222-762; Roll#391-05541.991

Lands and improvements owned by the Island Mountain Arts Society legally described as:

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- a) LOT 4, BLOCK 4, PLAN PGP18500, DISTRICT LOT 289, CARIBOO LAND DISTRICT, ART GALLERY PID: 011-047-330 Roll #391-01650.000;
 - b) BLOCK 17, PLAN PGP26883, DISTRICT LOT 289, CARIBOO LAND DISTRICT PID: 006-816-070 Roll #391.01771.010;
 - c) PARCEL 1, PLAN PGP38433, DISTRICT LOT 289, CARIBOO LAND DISTRICT PID: 019-012-055 Roll #391.01682.002;
- Lands and improvements owned by the Wells Recreation Society legally described as:
- a) LOT A, PLAN PGP31977, DISTRICT LOT 391, CARIBOO LAND DISTRICT, CURLING CLUB PID: 005-856-931 Roll#391-01480.002;

2. This Bylaw may be cited for all purposes as "2026 to 2030 Permissive Tax Exemption Bylaw No. 208, 2025".

READ A FIRST TIME this 7th day of October, 2025
READ A SECOND TIME this 7th day of October, 2025
READ A THIRD TIME this 21st day of October, 2025
FINALLY READ AND ADOPTED this 21st day of October, 2025

Certified that this is a true and correct copy of District of Wells "2026 to 2030 Permissive Tax Exemption Bylaw 208, 2025" as adopted by Council Resolution _____

Ed Coleman, Mayor

Jerry Dombowsky, CAO

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY OCTOBER 21, 2025—3:15PM TO 4:30PM
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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
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		
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E

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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			
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		1	22-11	27-03	x	x				

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		Submissions—Not Approved											
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
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				

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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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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 • 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 • 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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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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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 • 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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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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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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Appendix G—Facilities Upgrades List

Ref	Building	Items	Cost	Solution
		Community and Cultural Recreation Centre		
	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 • 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-pannel 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		