

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY DECEMBER 09, 2025—3:15PM TO 5:30PM  
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 Meeting—3:15pm to 5:30pm

Time: Dec 9, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89681820220?pwd=93OEzrTBrP8QCjmLVbjlzaEtTkdsM.1>

Meeting ID: 896 8182 0220

Passcode: 885438

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday December 09, 2025, 3:15pm to 5:30pm**

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

**1.3 Recommendation/s:** December 09, 2025 as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes and notes for the Council Meetings of Tuesday November 18, 2025, as circulated

**3.0 CORRESPONDENCE—NIL**

3.1 Susan Stanford, ADM, Connectivity Division, Ministry of Citizen Services

3.2 Megan Chadwick, Director, Community Relations, Connectivity Division, Ministry of Citizen Services

**4.0 DELEGATIONS AND PRESENTATIONS**

4.1 Timed Item—Ian MacDonald, President of Wells Barkerville Community Forest .  
(Report in this Package)


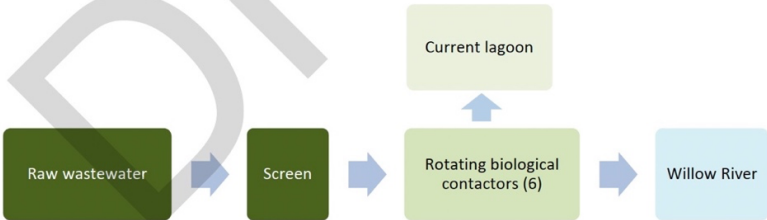
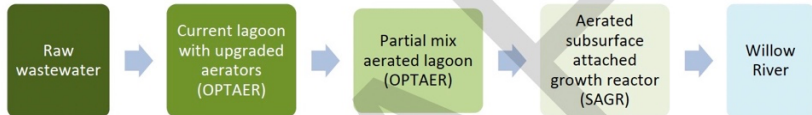
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## 5.0 UNFINISHED BUSINESS

### 5.1 Strategic Priorities Projects—Incremental Information Only

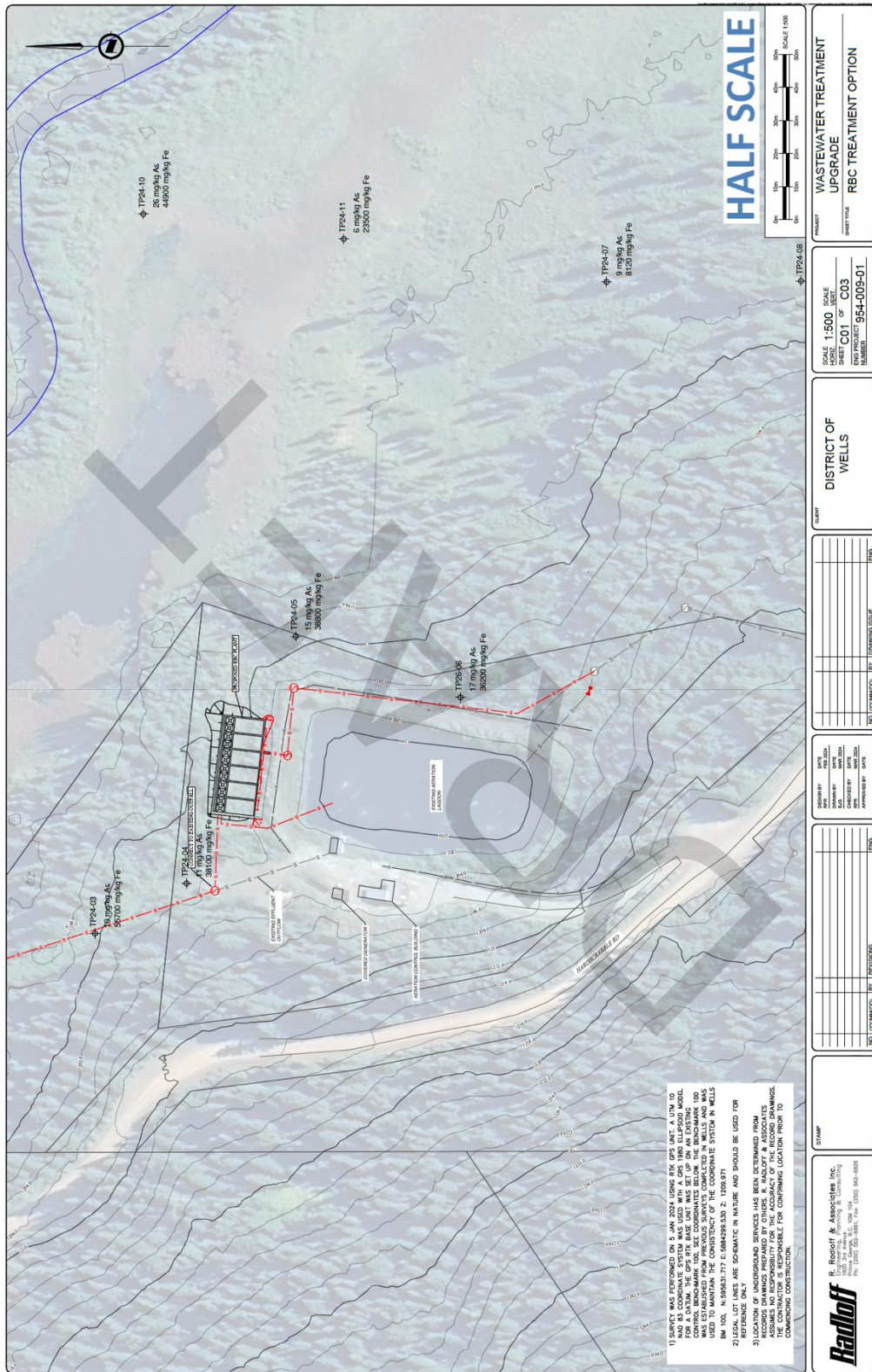
- **P002—Waste Water Project—Collection System and Treatment.** The Project is estimated at \$26 million to \$31 million. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—**80% complete, and a short overland extension will have to be used over the winter for the last 134 metres.**

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

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

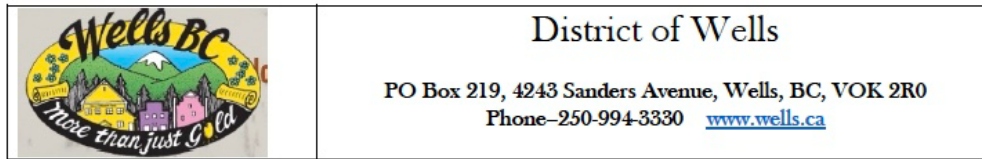
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**P002—OPTION 2 (REVION 1) is the Preferred Option at this time.**





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**Press Release**

*2025 November 28, 12:50pm—Final*

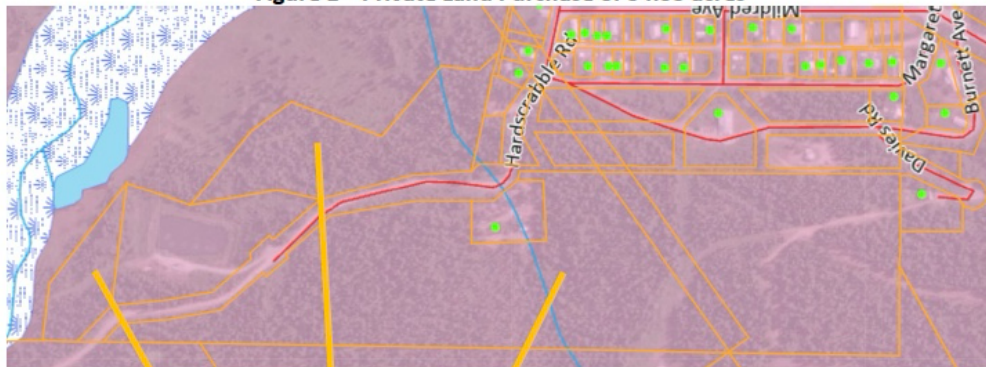
**The District of Wells Purchases Private Land in Wells, BC for  
Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

In partnership with the Province of BC, the District of Wells has purchased private land in Wells, BC for: Infrastructure, a potential future new subdivision, and wildfire interface protection. The 34.33 acres property was purchased from Ambrus Logging Ltd for \$950,000 and contains three distinct sections (see Figure 1).

The land purchase brings the existing water and wastewater “right of ways” into the possession of the District of Wells, for major upgrades to its Wastewater (see Figure 2) and Water System as per its new Official Community Plan, as Wells plans for partnerships with Lhtako Dene Nation for growth potential to 1000 citizens over the next three decades.

In addition, the land purchase opens the opportunity for a new subdivision on part of the property (see Figure 3), recreation and trails development, additional water tower location, new wastewater force main, storm water management, expanded water treatment plant needs, fire guards & wildfire fuel treatment management, and terrain stability investments. Any wood fibre net income will be applied to the Wastewater Upgrade Project.

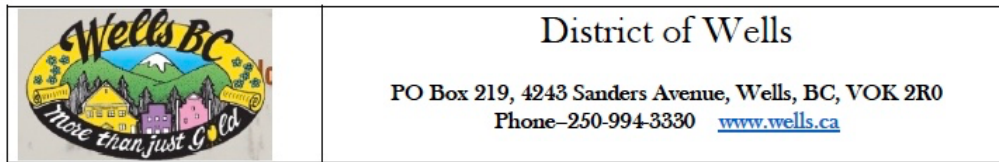
**Figure 1—Private Land Purchase of 34.33 acres**



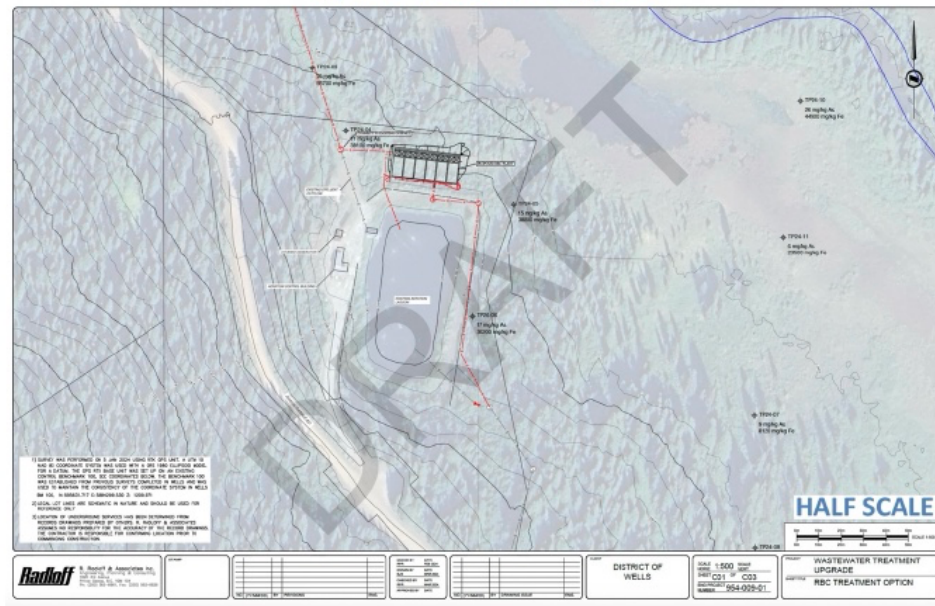
**The Private Land has three distinct land sections as part of the purchase.**



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**Figure 2—Wastewater Upgrade**



**Figure 3—Potential Subdivision and new Waste Water Force Main**



For more information contact Jerry Dombowsky, Chief Administrative Officer at 250-991-1155 or [jerrydombowsky@wells.ca](mailto:jerrydombowsky@wells.ca) or Mayor Ed Coleman at 250-991-9034 or [edcoleman@wells.ca](mailto:edcoleman@wells.ca)

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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**

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

- 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.

<ul style="list-style-type: none"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• <b>DOW CG Liason Position(s)</b></li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• WBCRC Contributions</li> <li>• <b>Taxation and BC Assessment</b></li> <li>• Emergency Preparedness—Water, Wildfire, Routes, Other</li> <li>• Asset Improvements</li> <li>• Osisko Leadership Framework</li> <li>• <b>Upgrading of Existing Osisko Homes and Properties</b></li> <li>• <b>Feasibility Study Updated d</b></li> <li>• <b>Community Benefits Plan</b></li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• <b>Environmental Certificate Schedule B—Community Affects Management Plan</b></li> <li>• Contaminated Sites Prov of BC</li> <li>• Economic Development Plans and Planning</li> <li>• <b>Sound and Noise</b></li> <li>• Light and Light Pollution</li> <li>• <b>Leadership Framework Updates</b></li> <li>• <b>Community Affects Management Plan</b></li> </ul>
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<ul style="list-style-type: none"> <li>• Osisko Land and Building Improvement Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Other</li> </ul>
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## ACTIVITY UPDATE



### November 14, 2025

We would like to make the community aware of the activities we have going on over the coming weeks:

- Project related surface drilling within the Project footprint, which will include night-shift operations, is expected to begin on November 15.
- Core logging and cutting facilities are being moved. The transportation of oversize buildings from the Ski Hill Office Compound to our Ballarat property is expected to start around November 18.
- Tree clearing is on-going within the Project footprint.
- Deliveries of aggregate will be on-going.

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

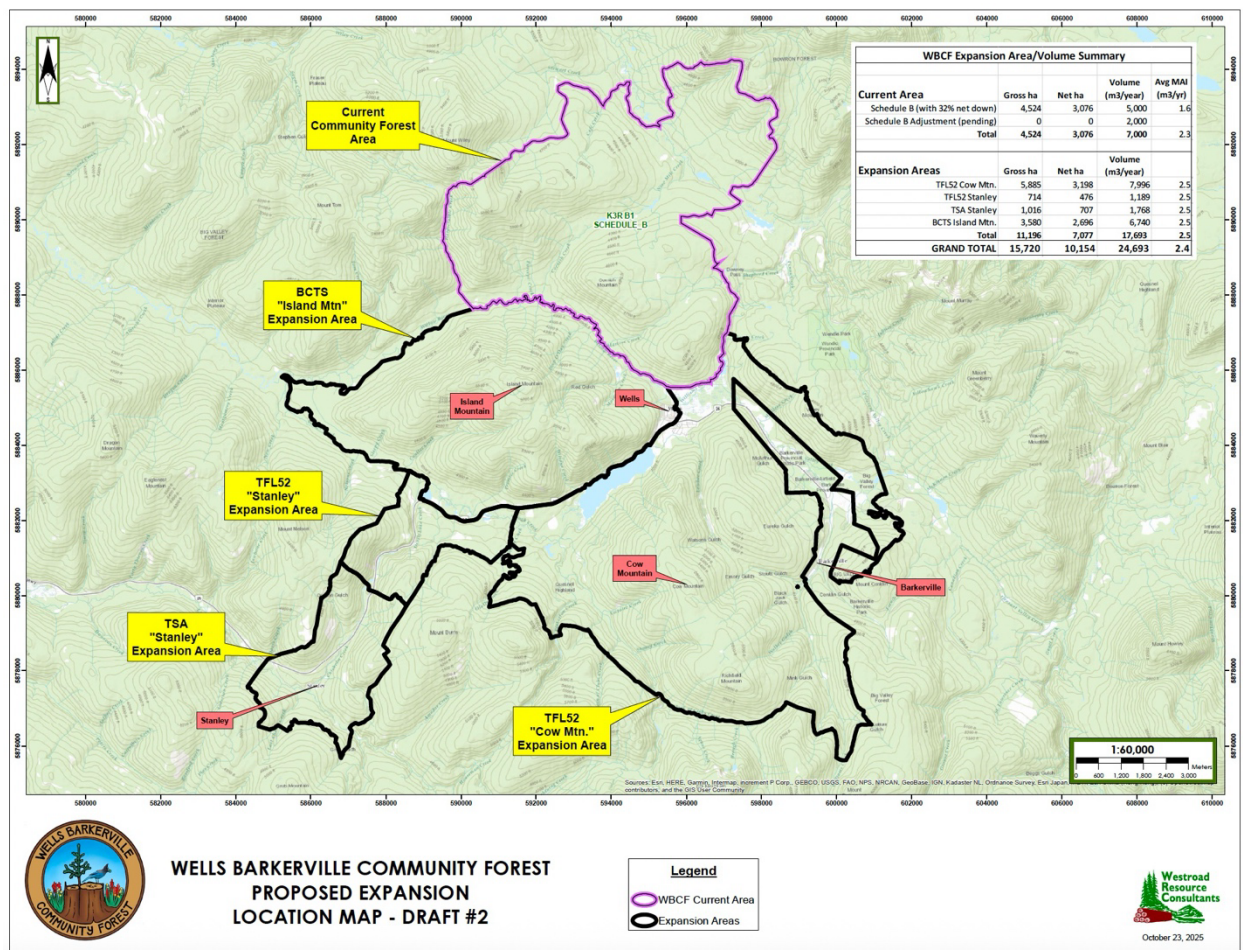


- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Five additional reports completed and submitted, a Federal, Provincial & District of Wells Funding sign now needs to be created and installed, for the final step for this Project, we have input all invoices into LGIS System (Local Government Information System).**



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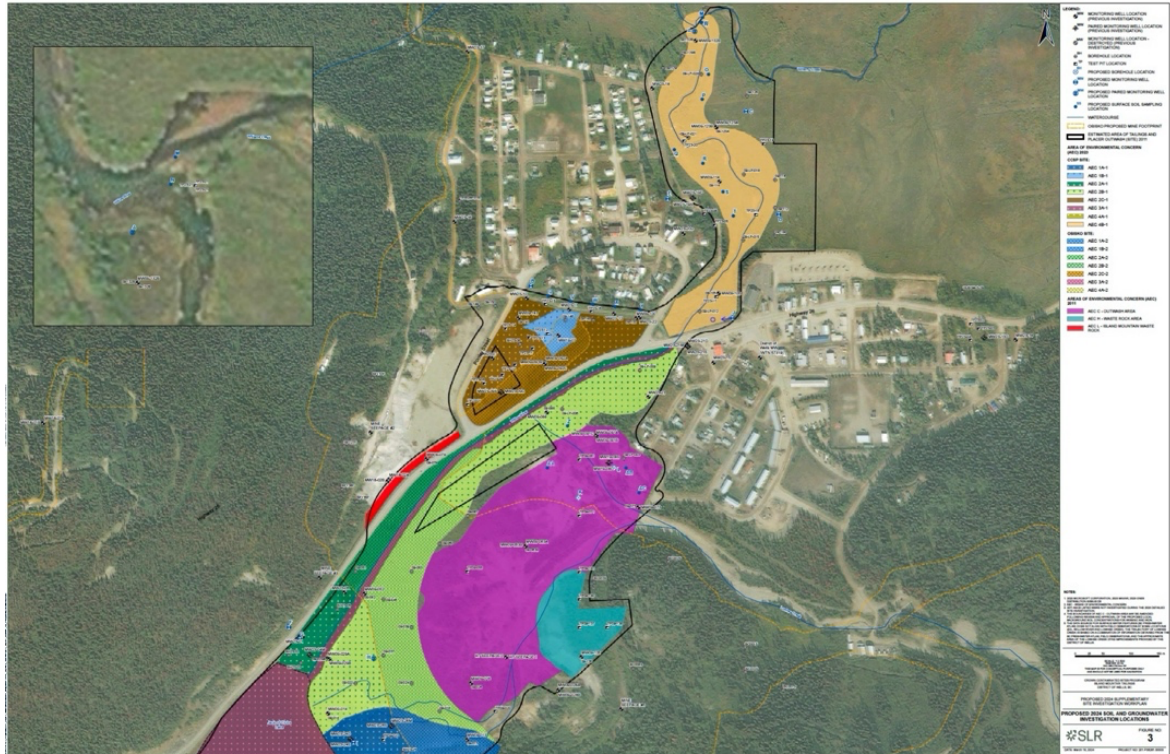
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue, with results on expansion consensus may be completed by the end of 2025 December.** Process to completion confirmed.



- P022—DOW & Partners Emergency Response Plan—additional updates in-progress, with a “Coles Notes” companion document being prepared as well.
- 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.

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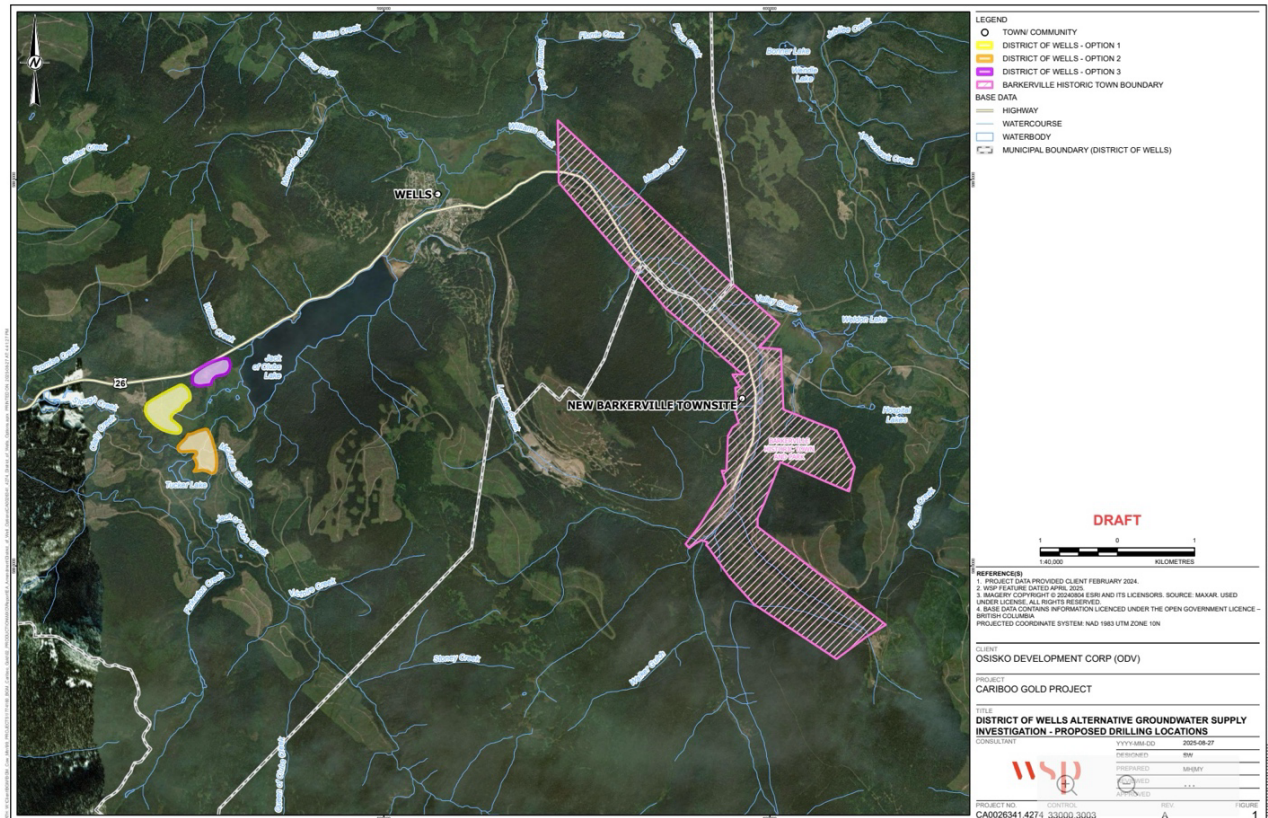
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:





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

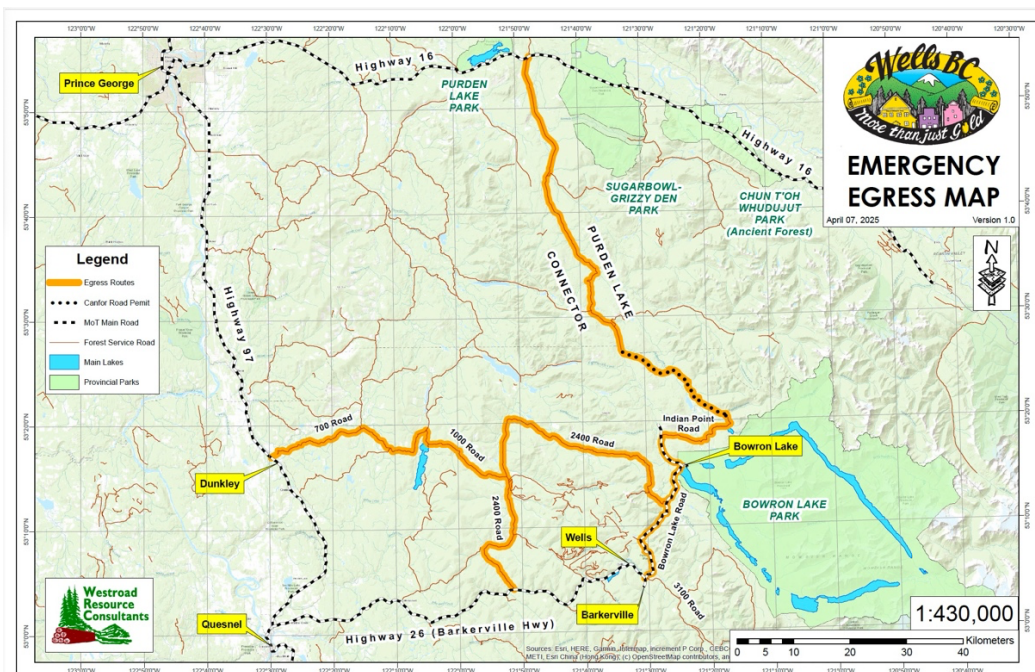




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- P036—Crownlands Update—**Former Highways Yard Crown Lots in final stages of referral. Final Application stages for other Crownland Properties that are functional.**
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation 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 January to March 2026.**


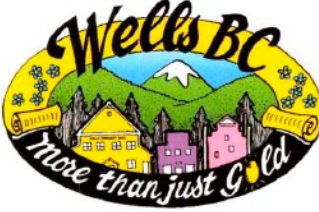
***Draft Option 1C***



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


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AGENDA**

- 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	

1

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

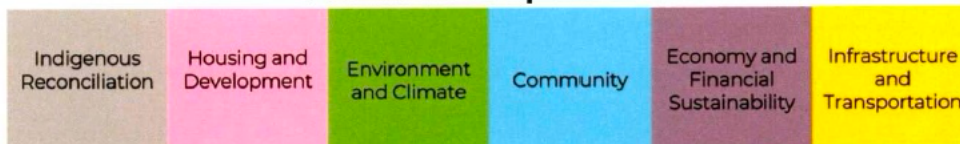


### **Funding Partners for the Various Projects**

*(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

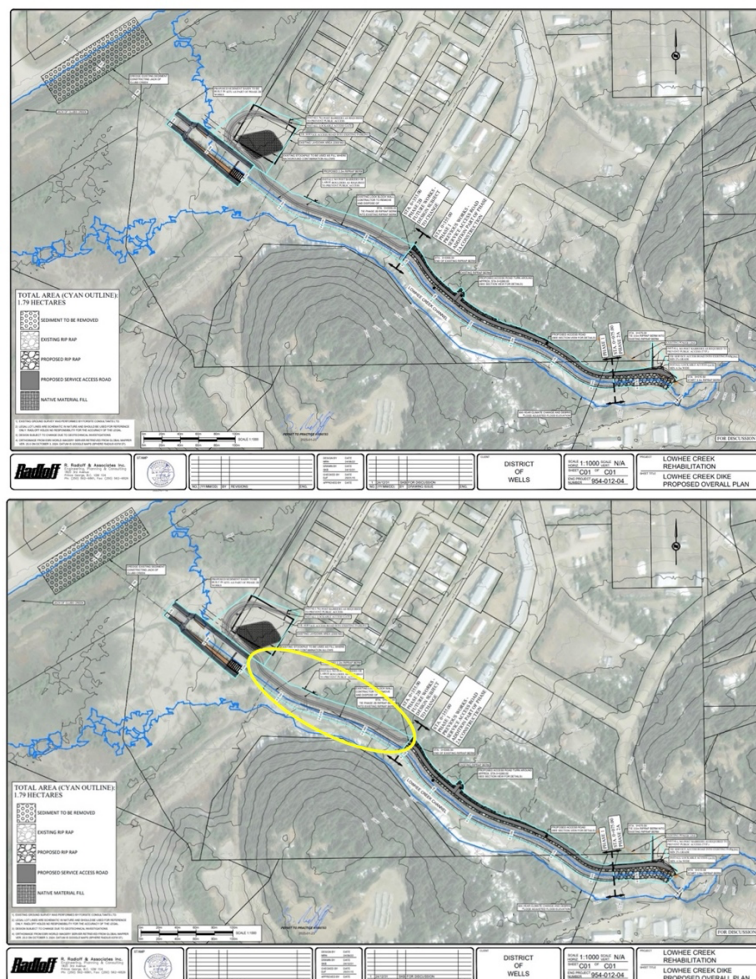
District of Wells Mayor Signature

Version of Charter: #1.6



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- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (**two more claims are completed 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-1 is permitted and work will start immediately (in yellow below), Lowhee Phase 2B-2 is nearly permitted and will start immediately once permitted, Lowhee Phase 2C Sediment is nearly permitted (this section will be a Spring/Summer/Fall implementation.**



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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

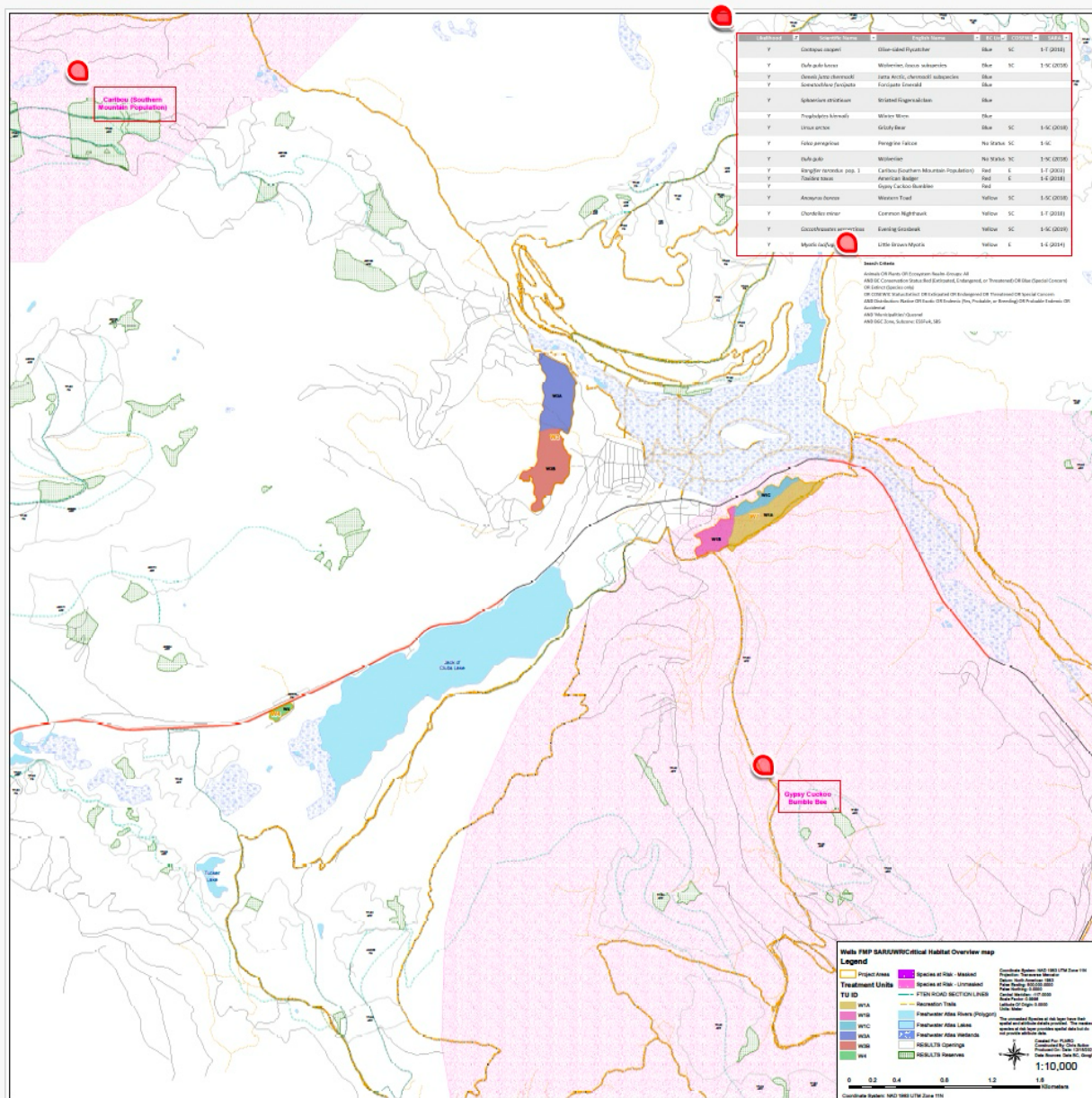
**P103 Draft Wildfire Protection Study Area—Map 1**





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



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



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## 6.0 Reports

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

- Concise Business Plan—Version 5.0 (posted at Wells.ca, Version 5.1 in-progress)
- Meeting Dates:

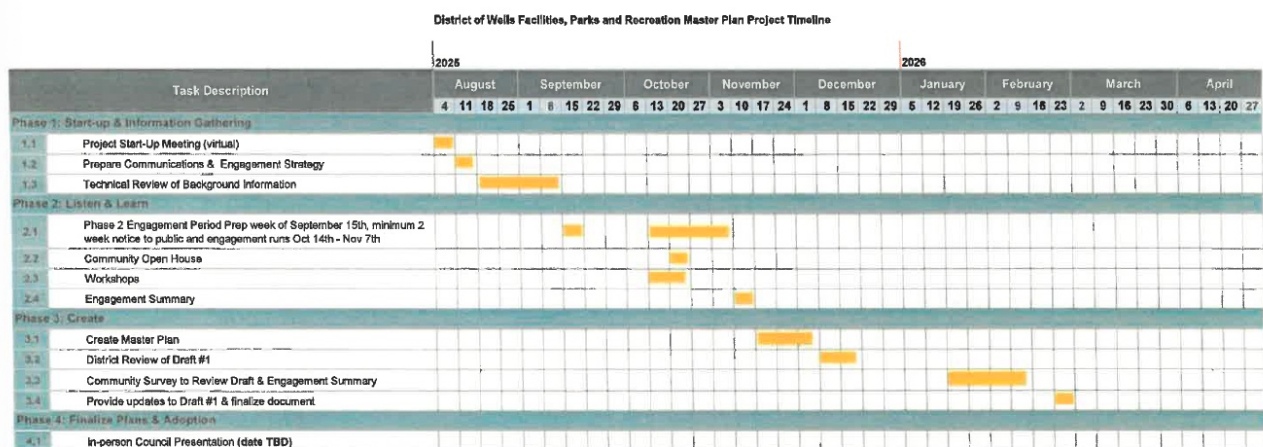
#### Regular Council Meeting Dates 2025

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

#### 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**



Open House 2025 November 05—5:00pm to 8:00pm was successful.

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**6.2 CAO Reports**

- 6.2.1 General Updates and Other
- 6.2.2 REDIP 4 Project Updates
- 6.2.3 Public Works Presentation
- 6.2.4 Fire Chief Presentation (tentative)
- 6.2.5 Budget and Finance Presentation (tentative)

**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 December 09, 2025.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday December 09, 2025.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, November 18, 2025, 3:15 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:** Michelle Stevens (online), Jules Mackey (online), Dave Jorgenson (online 4:00); other unknown

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

**1.1 Call to Order**

**25-160 THAT** Council at 3:15pm approves to call to order the Regular Council Meeting of Tuesday November 18, 2025.

Carried

**1.2 Approval of the Agenda**

**25-161 THAT** Council approves the agenda for the Regular Council Meeting of Tuesday November 18, 2025, as circulated with amendments.

Carried

**2.0 MINUTES**

**2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, November 4, 2025, with following amendments:**

- Change “meters” to “metres”
- Change “Minister Chnadra” to “Minister Chandra Herbert”
- Re UBCM notes – participants were informed that Dave Mosure was the BC Hydro contact, but he wasn’t in attendance at the meeting

**25-162 THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, November 4, 2025, as circulated, with friendly amendments.

Carried

**3.0 CORRESPONDENCE—NIL**

**4.0 DELEGATIONS AND PRESENTATIONS -NIL**



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**5.0 UNFINISHED BUSINESS**

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

**P002 Wastewater Project**

Ministry of Environment approval still pending following 60-day provincial strike that delayed project. Fisheries approval (Department of Fisheries and Oceans) already received for overland installation method. If underground drilling approval not received, project will proceed with 8-inch overland line using heat sink methodology for winter. Contractor completed most underground work connecting to final maintenance hole, which requires ground to freeze more before installation can proceed at 14-15 feet depth. Soil in project area approved to remain on site, eliminating need to relocate arsenic-containing soil from private land easement. Engineers will present to council on RCB (rotating biological contactor) methodology at future meeting. Power for heat sink line will come from new 200-amp panel installed by BC Hydro, drawing approximately 5 watts per meterP014.1

**P018 Water System Treatment Upgrade**

Mayor, CAO, and provincial capital management representative (Laird McLachlin) held joint meeting regarding 5 ongoing projects. District outsourcing invoice entry to approved consultant who will input all invoices into provincial PIMS (Project Information Management System). Once invoices verified in system, province will release final payment of approximately \$424,000. Project expected to be fully wrapped up by Christmas.

**P076 Lowhee**

District received approval for initial area of dike and expects approval for remaining loop section within 10 days. Archaeological impact assessment with Lhtako Dene Nation scheduled for Thursday, November 20<sup>th</sup> using final verification technique. Tree removal begins Friday, November 21<sup>st</sup>. Construction area will be safety-fenced, with fencing adjusted based on trucking and machinery routes to preserve snowshoeing access where possible. Tree removal limited to approximately 8-foot width along dike alignment (marked with tape), with larger trees bucked for community firewood. Trees unsuitable for firewood will be cut into 8-foot pieces and stacked in town for biomass energy systems. Blocks will be piled on crown land area, with firewood made available to community. Dike will be taller and wider to accommodate future sediment trap maintenance over coming decades. Sediment trap construction deferred to spring/summer, with rock currently on site to be used for trap and berm. District will improve access points onto dike for snowshoeing, walking, and cross-country skiing beyond top access.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY DECEMBER 09, 2025—3:15PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**P017 Osisko MOU and Community Agreement**

Community liaison Georgiana actively working 10 days per month in Wells. Met with over 20 individuals during most recent visit, establishing opt-in registry for future communications due to privacy legislation. Collecting primary feedback and scheduling appointments for next visit beginning December 5th for another 10-day period. Next phase focuses on in-depth engagement to catalog community concerns and feelings about mine project. Information will be compiled into presentation for council at future date. Osisko posts project updates approximately every 2 weeks (sometimes weekly) on Thursdays, with Liaison following up for additional detail. Recent surface drilling within project footprint clarified as separate from approved mine project covered by environmental certificate.

**P016 Province of BC - Housing & BC Housing Project**

Project discussions delayed by 60-day BC government employees union strike but resumed in October with available staff. BC Housing reviewing different funding methods and tools to identify 2-3 options suitable for Wells. BC Housing recognizes Wells is unique compared to larger communities and exploring flexible models that don't require 25+ unit developments. Options may include smaller-scale developments like seniors six plex or townhouses. BC Housing will return with recommendations in new year.

**5.2 Mayor's Report**

**Strategic priorities worksheets progress**

Mayor and CAO expect to complete worksheets 2 and 3 before Christmas. Worksheets will be drafted and sent to council for review. District continuing to source personnel for strategic priorities project implementation.

**Federal infrastructure funding opportunities**

Federal budget includes new funding for municipalities to address deferred infrastructure across Canada. Information located in budget Schedule A appendices (A1 and A2) within 800-page document. Strategic priorities fund that district applied to (\$7 million application) is increasing. Budget includes new line items specifically for municipal infrastructure projects. Funding will increase incrementally over 10-year period rather than immediate full allocation.

**Acting Mayor Schedule**

Council approved the Acting Mayor Schedule to be posted on the District website.

**25- 163 THAT** Council approves the Acting Mayor schedule for 2026 as presented, and to be posted on the District website.

Carried

**5.3 CAO's Report**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY DECEMBER 09, 2025—3:15PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**Grant applications and approvals**

Business facade improvement grant application for 2026 submitted to Northern Development Initiative Trust (NDIT) with 100% funding (no District contribution required). Council approved resolution supporting 2026 Business Facade grant application. District has carryover from 2025 program with 1 claim received and 1 claim pending from second applicant. Community Emergency Preparedness Fund application submitted to UBCM for ESS (Emergency Support Services) component. Emergency Support Services application focuses on mobile support capabilities including trailer, mobile electronics, volunteer identification gear, and recruitment/retention tools. District previously received EOC (Emergency Operations Centre) funding for command centre equipment, seating, and tables. Both emergency programs align with District's provincially mandated Emergency Management Plan.

**Business Façade Improvement Grant application**

The CAO requested a motion from Council in support of the application made to NDIT (Northern Development Initiative Trust) for the 2026 Business Façade Improvement grant application.

**25-164 THAT** Council approve the submission of a grant application to Northern Development Initiative Trust (NDIT) for the 2026 Business Facade Improvement Grant program.

Carried

**Facilities, Parks and Recreation Master Plan engagement**

Open house drew almost 40 attendees, described as an excellent turnout for community size. Online surveys closed November 14<sup>th</sup> with an excellent response rate on top of open house attendance. High response demonstrates strong community interest in activities and future recreation development. Master Plan may inform future skating rink business plan and booking policies.

**Winter recreation programs**

Multiple programs underway: pickleball resumed, hip hop dance at hall, fitness centre active, yoga ongoing. Facility bookings extending into 2026 including scout visits for summer, weddings, and community events like Masons Annual meeting. Skating rink dependent on weather requiring temperatures to remain continuously below minus 5 degrees Celsius for ice to be made successfully. District achieved 11 weeks of good ice last year, aiming for Christmas opening again this year. Non-ice season rink rental fee structure at \$50, used for birthday parties, weddings and events like Arts Wells outdoor venue.

**25-165 THAT** Council receive the Strategic Priorities Report, Mayor's Report, and CAO's Report as presented.

Carried



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AGENDA**

**6.0 INFORMATION AND ANNOUNCEMENTS**

**6.1 Community Events and Announcements**

- WATS (Wells and Area Trails Society) and hiking festival collaborating on new event in January
- Island Mountain Arts online auction fundraiser ends November 23rd at 8:00 PM
- Island Mountain Arts food and film event November 20th with after-school activities 2:45-5:30 PM, potluck at 5:30 PM, and film (Kiki's Delivery Service animation) at 6:00 PM
- Sunset Theatre Christmas Cabaret scheduled December 13th to align with Barkerville Old Fashioned Christmas
- Sunset Theatre Cafe open Saturday and Sunday this weekend
- WATS (Wells and Area Trails Society) organizing a Snowshoe Festival January 31st, 2026 weekend recreating original 1930s Wells snowshoe events using historical movie footage as guide.

**7.0 ADJOURNMENT**

7.1 Adjournment of the Regular Council meeting of Tuesday November 18, 2025.

**25-166 THAT** Council at 4:07pm adjourns the Regular Council meeting of Tuesday November 18, 2025.

Carried

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Mayor Ed Coleman

---

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

Summary Notes Regular Council Meeting November 18, 2025

Overview

- District of Wells received approval to proceed with dike construction and expects full approval for remaining section within **10 days**
- Archaeological assessment scheduled for **Thursday, November 20<sup>th</sup>** followed by tree removal starting **Friday, November 21<sup>st</sup>**
- Water plant project nearing completion with final payment of **\$424,000** pending after invoices are entered into provincial PIMS system
- Osisko community liaison met with over **20** individuals during recent visit and returns **December 5<sup>th</sup>** for another **10-day** engagement period
- Facilities, Parks and Recreation Master Plan open house drew almost **40** attendees showing strong community interest
- Federal budget includes new infrastructure funding for municipalities to address deferred infrastructure needs

Wastewater outfall project status

- Ministry of Environment approval still pending following **60-day** provincial strike that delayed project
- Fisheries approval (Department of Fisheries and Oceans) already received for overland installation method
- If underground drilling approval not received, project will proceed with **8-inch** overland line using heat sink methodology for winter
- Contractor completed most underground work connecting to final maintenance hole, which requires ground to freeze more before installation can proceed at **14-15 feet** depth
- Soil in project area approved to remain on site, eliminating need to relocate arsenic-containing soil from private land easement
- Engineers will present to council on RCB (rotating biological contactor) methodology at future meeting
- Power for heat sink line will come from new **200-amp** panel installed by BC Hydro, drawing approximately **5 watts per meter**

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Water plant project final payment

- Mayor, CAO, and provincial capital management representative (Laird McLachlin) held joint meeting regarding **5** ongoing projects
- District outsourcing invoice entry to approved consultant who will input all invoices into provincial PIMS (Project Information Management System)
- Once invoices verified in system, province will release final payment of approximately **\$424,000**
- Project expected to be fully wrapped up by Christmas

Lowhee Dike construction approval and timeline

- District received approval for initial area of dike and expects approval for remaining loop section within **10 days**
- Archaeological impact assessment with Lhtako Dene Nation scheduled for **Thursday, November 20<sup>th</sup>** using final verification technique
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- Sediment trap construction deferred to spring/summer, with rock currently on site to be used for trap and berm
- District will improve access points onto dike for snowshoeing, walking, and cross-country skiing beyond top access

Osisko Community Liaison engagement

- Community liaison Georgiana actively working **10 days per month** in Wells
- Met with over **20** individuals during most recent visit, establishing opt-in registry for future communications due to privacy legislation



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- Collecting primary feedback and scheduling appointments for next visit beginning **December 5<sup>th</sup>** for another **10-day** period
- Next phase focuses on in-depth engagement to catalog community concerns and feelings about mine project
- Information will be compiled into presentation for council at future date
- Osisko posts project updates approximately every **2 weeks** (sometimes weekly) on Thursdays, with Liaison following up for additional detail
- Recent surface drilling within project footprint clarified as separate from approved mine project covered by environmental certificate

BC Housing project approach

- Project discussions delayed by **60-day** BC government employees union strike but resumed in October with available staff
- BC Housing reviewing different funding methods and tools to identify **2-3** options suitable for Wells
- BC Housing recognizes Wells is unique compared to larger communities and exploring flexible models that don't require **25+** unit developments
- Options may include smaller-scale developments like seniors six plex or townhouses
- BC Housing will return with recommendations in new year

Strategic priorities worksheets progress

- Mayor and CAO expect to complete worksheets **2** and **3** before Christmas
- Worksheets will be drafted and sent to council for review
- District continuing to source personnel for strategic priorities project implementation

Grant applications and approvals

- Business facade improvement grant application for **2026** submitted to Northern Development Initiative Trust (NDIT) with **100%** funding (no District contribution required)
- Council approved resolution supporting **2026** Business Facade grant application
- District has carryover from **2025** program with **1** claim received and **1** claim pending from second applicant
- Community Emergency Preparedness Fund application submitted to UBCM for ESS (Emergency Support Services) component

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- Emergency Support Services application focuses on mobile support capabilities including trailer, mobile electronics, volunteer identification gear, and recruitment/retention tools
- District previously received EOC (Emergency Operations Centre) funding for command centre equipment, seating, and tables
- Both emergency programs align with District's provincially mandated Emergency Management Plan

Facilities, Parks and Recreation Master Plan engagement

- Open house drew almost **40** attendees, described as an excellent turnout for community size
- Online surveys closed **November 14<sup>th</sup>** with an excellent response rate on top of open house attendance
- High response demonstrates strong community interest in activities and future recreation development
- Master Plan may inform future skating rink business plan and booking policies

Federal infrastructure funding opportunities

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- Information located in budget Schedule A appendices (A1 and A2) within **800-page** document
- Strategic priorities fund that district applied to (**\$7 million** application) is increasing
- Budget includes new line items specifically for municipal infrastructure projects
- Funding will increase incrementally over **10-year** period rather than immediate full allocation

Winter recreation programs

- Multiple programs underway: pickleball resumed, hip hop dance at hall, fitness centre active, yoga ongoing
- Facility bookings extending into **2026** including scout visits for summer, weddings, and community events like Masons Annual meeting
- Skating rink dependent on weather requiring temperatures to remain continuously below minus **5** degrees Celsius for ice to be made successfully
- District achieved **11 weeks** of good ice last year, aiming for Christmas opening again this year
- Non-ice season rink rental fee structure at **\$50**, used for birthday parties, weddings and events like Arts Wells outdoor venue

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- WATS (Wells and Area Trails Society) and hiking festival collaborating on new event in **January**
- Island Mountain Arts online auction fundraiser ends **November 23<sup>rd</sup> at 8:00 PM**
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- Sunset Theatre Cafe open **Saturday** and **Sunday** this weekend
- WATS (Wells and Area Trails Society) organizing a Snowshoe Festival **January 31<sup>st</sup>, 2026** weekend recreating original **1930s** Wells snowshoe events using historical movie footage as guide



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AGENDA**



November 17, 2025

Ref: 125973

Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen  
District of Wells  
4243 Sanders Ave  
PO Box 219  
Wells, BC V0K 2R0

Via email: [Dfunk@wells.ca](mailto:Dfunk@wells.ca)

Dear Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen:

Thank you to you and your delegation for meeting with our team during the 2025 UBCM Annual Convention in Victoria. We truly value the chance to have meaningful, in-person conversations as we work together to tackle connectivity challenges across British Columbia.

Events such as UBCM provide an invaluable platform for us to learn about the achievements your region has realized over the past year, as well as the ongoing challenges and areas for growth. The District of Wells interest in seeing improved cellular service on Highway 26 is appreciated. While an immediate solution is not available, Connectivity Division staff are happy to work with you to further explore options to improve overall safety and security on this roadway, including Wi-Fi hot spots or small cell options. As discussed in the meeting, my team will follow up with you after a technical analysis of the route is completed to see where the opportunities and barriers may be.

Our government is committed to ensuring high-speed internet is accessible to all residents of British Columbia. Investments made by the Province are delivering tangible results, transforming access to digital services and expanding opportunities for communities and families. Since 2017, the B.C. Government has allocated almost half a billion dollars to expanding connectivity infrastructure to communities lacking high-speed internet or cellular services. This continues to build momentum with more than \$1 billion in active projects currently underway to connect homes throughout the province to high-speed internet services.

.../2

Connectivity Division  
Ministry of Citizens' Services

Mailing Address:  
PO Box 9416 Stn Prov Govt  
Victoria BC, V8W 9V1

Telephone: 778-698-2349  
Email: [Susan.Stanford@gov.bc.ca](mailto:Susan.Stanford@gov.bc.ca)

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Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen  
Page 2

If you have any further questions, please reach out to the Director of Community Relations, Megan Chadwick at [Megan.Chadwick@gov.bc.ca](mailto:Megan.Chadwick@gov.bc.ca) or 250-812-3970.

The week at UBCM is an opportunity for discussion that allows us to not only understand the connectivity challenges your community faces but also to learn about how we can best support your needs. Thank you again for taking the time to share your concerns and we look forward to future conversations.

Sincerely,



Susan Stanford  
Assistant Deputy Minister

pc: Connected Communities,  
[ConnectedCommunities@gov.bc.ca](mailto:ConnectedCommunities@gov.bc.ca)

District of Wells Councillor Dirk Van Stralen,  
[Vanstralen@wells.ca](mailto:Vanstralen@wells.ca)

District of Wells Councilor Josh Trotter-Wanner,  
[Josh@wells.ca](mailto:Josh@wells.ca)

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From "Chadwick, Megan CITZ:EX" <[Megan.Chadwick@gov.bc.ca](mailto:Megan.Chadwick@gov.bc.ca)>  
To "Councillor Funk" <[dfunk@wells.ca](mailto:dfunk@wells.ca)>  
Date 2025-12-03 12:41:43 PM  
Subject UBCM Follow Up: Hwy 26

Hi Dorothea, I am following up on our conversation at UBCM.

The concern with connectivity along Highway 26 is appreciated and I wanted to follow up with you about the viability of options discussed in the meeting. While it appears there is power along the roadway, at this time, the most viable option may be to explore Wi-Fi hot spots at participating businesses with ample parking. Happy to discuss further, but from what I could see, the two most likely options to explore would be the Troll Ski Resort and the Cottonwood House Historic Site.

Let me know if you would like to set up a time to chat further.

Thanks,

Megan

**Megan Chadwick**  
Director, Community Relations  
Connectivity Division  
Ministry of Citizens' Services  
T: 250.812.3970



*Grateful to live and work with respect on the unceded traditional territory of the Ktunaxa, Syilx and Sinixt whose historical relationship with the land continues to this day.*



## Wells – Barkerville Community Forest Ltd. Annual Report of the Directors for the year ended December 31, 2024

2024 was yet another year of important achievements for the Wells-Barkerville Community Forest Ltd.

This past year, WBCF continued its work supporting the community of Wells through many endeavours. These include the expansion of recreational trails and cabins, supporting Island Mountain Arts and other community projects, and of course, another successful year of logging. Looking towards the future, WBCF is prepared to continue the exploration of expansion and closing in on finalizing a relationship with the Lhtako Dene nation.

### BACKGROUND

The community of Wells worked to acquire a community forest for more than a decade before succeeding in 2014. That year, finally, Wells-Barkerville Community Forest was created when the Province of British Columbia and Wells-Barkerville Community Forest Ltd (WBCF Ltd), a company wholly owned by the District of Wells, signed an agreement designating the community forest.

The southern boundary of the 4,530 hectare Wells-Barkerville Community forest is the Willow River, just across the meadow on the north side of Wells. From there it extends north about nine kilometers to the high southern slopes of Two Sisters Mountain, and from Downie Creek and Eight Mile Lake it extends about five kilometers west to Hardscrabble Creek. It encompasses Cornish Mountain, the east slope of Hardscrabble Mountain, and the south slope of Two Sisters Mountain.

The land remains Crown land, but the “Community Forest Agreement” between the province and WBCF agreement gives WBCF Ltd the exclusive right to timber within the community forest for 25 years, but the agreement stipulates WBCF must ensure an average of 5,000 cubic metres of logs are taken from the community forest each year. For the province this ensures logs are available for processing by industry.

The agreement also specifies WBCF Ltd must include a strategy for achieving the objectives of the province’s community forest program. These include providing “long-term

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opportunities for achieving a range of community objectives, values and priorities”, and diversifying “the use and benefits derived from the community forest area”.

The community had discussed its objectives for a decade before finally arriving at the agreement with the province, but after the agreement was signed in 2014 the community met again to confirm its objectives, including forest education, the expansion of forest recreation opportunities, maintaining and enhancing biodiversity, the creation of employment and business opportunities, and expanding the community forest.

These community and environmental objectives make WBCF Ltd a “social enterprise” rather than a company almost totally focused on making a profit. As a social enterprise the company seeks partnerships to support existing and new businesses and community groups, to draw more visitors to the community, and to attract and retain new residents.

## **FOREST RECREATION**

### Log Cabins

Thanks to a generous donation of logs from West Fraser the Community Forest was able to have 4 log cabins constructed for many purposes.

1. The Martin's Pass cabin, built in 2023, is finally in use. Users of the cabin are welcome to book their stay through the WATS Website.
2. The second cabin on Cornish Mtn (Wells View), is completed and also open to bookings by the public.
3. The third cabin was fabricated and sold to a company in exchange for trail and road work services.
4. The fourth cabin is fabricated with its build location, pending.

### Trail Network Expansion

The mandated harvesting from the Cornish Mountain fire of July 2024, created an opportunity for a new trail network in the Community Forest. Working with Eric Matzner from Westroad Consultants, WBCF has drafted maps of possible trails which will begin development in 2025.

WBCF has also been combining efforts with WATS and other local recreational organizations regarding trail maintenance and mapping.



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## COMMUNITY PROJECTS

### Island Mountain Arts/ ArtsWells Festival

In 2024, WBCF sponsored local community arts not-for-profit *Island Mountain Arts* with their programming and gallery exhibitions. This includes *Archival Earth* by Rachel Rozanski (April, 2024), the *I made it through the Wilderness* residency (May, 2024), *MulchMulchMulch* by the Mulch Collective (June, 2024), and the Tree Planters Ball (June, 2024). WBCF also was a Great Grey Owl tier sponsor of the 2024 ArtsWells Festival of All Things Art. Though the festival was cancelled due to the Antler Creek Wildfire, WBCF's donation was carried over, and will be used to support the 2025 event.

### Wells Disc Golf Association

Though the construction of the Wells Disc Golf Course was completed independently by Duncan MacDonald and Jessy Hill, WBCF is a proud supporter of the course that runs through the community forest. The course has been open to the public since early spring, 2024, drawing players from across the Cariboo.

The Wells Disc Golf Course is also listed on [discgolfscore.com](https://discgolfscore.com), which can be accessed internationally by users.

### Wells Destination School Society/ WILDWays School

WBCF is also a proud supporter of the Wells Destination School Society, which has created accessible schooling for students grades 7-12 right in Wells.

Last year WDSS raised \$30,000 through the "Solid Roots" tree-planting fundraiser from a combination of corporate sponsorships and individual donations, including a sponsorship from WBCF. The money went toward the inaugural year of the WILDways high school program. WILDways had a total of 6 kids taking part and are operating with a "blended learning" model in which they have a fully certified on-site teacher. They also have partnered with a Distributed Learning school in order for the grade 10's and up to get their credits toward graduation. WILDways is continuing to work toward their Independent School designation.



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Through an arrangement with WBCF, WDSS maintains the Martin's Pass and Well's View Cabins, creating revenue for the organization throughout the year. They are also thrilled that the shell for the learning center cabin was finished last year and is ready to be put into place on the WBCF once the foundation is built. WDSS continues to seek sources of funding in order to finish the cabin.

Barkerville Brewing- Spruce Tip Beer

The WBCF board was approached by Barkerville Brewing, to partner on the creation of the Two Sisters Spruce Tip Ale. Production of the beer began in the fall of 2024, harvesting spruce tips directly from the community forest and taken to Quesnel and brewed. Barkerville Brewing Co. sold 508 4-packs and 7 full-sized kegs in total. The feedback was great; many people loved the flavour of the beer and the collaboration, and there is interest in bringing the beer back in the future.

**LOG SALES AND REVENUE**

The "Community Forest Agreement" between the province and WBCF stipulates WBCF must ensure an average of 5,000 cubic metres of timber is logged in the community forest each year. For the province this ensures logs are available for processing by industry. For WBCF it is the only source of revenue, providing money for operations and for reinvestment in the forest, and dividends to the District of Wells.

In August, 2024, the precise impact on the timber burned by the Cornish Mountain fire had been identified. Eric Matzner (Westroad Resource Consultants) investigated the Cornish Mtn burn area, and observed the following: the total burn area was 70 hectares with an estimated 4,500 cubes of burned wood (estimated 150 cubes per hectare were burned). With these observations, he surmised it would be possible to get 4,000 cubic meters of timber out of the burn area, suggesting logging in winter 2024-2025.

By October 2024, the board came to an agreement it would be best to move forward with a third party logging company for the upcoming harvest. Working with Hohmann Bros. Contracting LTD (Quesnel), logging on Cornish Mtn. took place throughout December 2024, with the last haul on January 9 (2025). We are grateful for the excellent work that they provided. WBCF strives to continue prioritizing working with smaller, local contractors into the future.

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We are also grateful to have connected with the skills, knowledge and passion of Erik Matzer of Westroad Consulting. We will continue to work with them for further self managed harvesting, expansion and recreational development.

The total volume calculated was 8,393 m3 (2024) and 3,810 m3 (2025), coming to a total of 12,203 m3 (14% peelers/225 tonnes pulp). Including the fire guard, there was much higher volume than anticipated (higher than 50 hectares). The total income (including both years) came to \$368,432.21.

### Expansion

WBCF's search for suitable lands for expansion is ongoing, while the District and Community Forest continue to build strong relationships with the Lhtako Dene Nation.

### Annual General Meeting

As the sole shareholder of WBCF Ltd, the District of Wells exercised its option to waive the requirement for an annual general meeting of the company shareholders. There is only one shareholder, the District of Wells, so all required decisions were made at meetings of Wells Council, including the reappointment of all four company directors to another one year term.

### 2024 Financial Statements

The 2024 financial transactions of Wells-Barkerville Community Forest Ltd. have been reviewed by PMT Chartered Professional Accountants in Quesnel. The income and balance sheets of the company as of December 31st, 2024 are attached.

### Partnerships and Memberships

Wells-Barkerville Community Forest is a proud member of BC Community Forest Association and is honoured to partner with Wells and Area Trails Society, Island Mountain Arts, Wells and Area Community Association, Wells Destination School Society, Wells Disc Golf Association, West Fraser, the Lhtako Dene Nation, University of Northern BC, and University of British Columbia.

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**THANKS**

The Community Forest Directors thank Wells Council & Staff, for its continued support.  
The directors thank our partners, all the past Directors and Coordinators of  
Wells-Barkerville Community Forest Ltd, and we look forward to ever increasing benefits to  
the community from the forest.

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

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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
<b>2</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>			<b>22-06</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>		
2.1	P017.1	WBCCRC Investments	\$256,000	1	22-04		x	x	x	x		
2.2	P017.2	Land Use		1	23-06		x	x	x			
2.3	P017.3	Taxation		1	24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
<b>3</b>		<b>DOW &amp; Partners—Emergency and Prevention Planning &amp; Implementation</b>			<b>24-02</b>		<b>x</b>	<b>x</b>	<b>x</b>			
3.1	P076	PROV BC—Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	1	23-06	24-04	x	x	x	x	x	
3.2	P082	UBCM Disaster Risk Reduction—Category 1, 2 & 3—Lowhee Phase 2	\$5,300,000	1	24-01		x	x	x			
3.3	P042	2024 & 2025 UBCM—Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.4	P022	DOW & Partners—Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.5	P014	UBCM—FireSmart Community Funding and Supports (Part 1)	\$123,500	1	21-04	24-03	x	x	x	x	x	
3.6	P014.1	UBCM—FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04		x	x	x			
3.7	P023	UBCM—2023 Fire Equipment & Training Grant	\$30,000	1	22-11	24-03	x	x	x	x	x	9
3.8	P039	PROV BC—Engine 11 Replacement	\$360,000	1/2	22-12	25-03	x	x	x	x	x	9
3.9	P039.1	PROV BC—Future Engine Replacements		2								
3.10	P040	2024 UBCM—Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.11	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		
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								
<b>4</b>		<b>Infrastructure</b>										
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$5,000,000	1	20-04	26-03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH) (\$425,572 P & F; 213,285 DOW)	\$639,858	1	19-04	24-03	x	x	x	x	x	
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant (Osisko)	\$7,000,000	2	22-12	26-06	x	x	x			
<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
5.1	P003	DOW & Partners--New OCP (Osisko)	\$100,000	1	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000	1	18-04	24-12	x	x	x	x	x	
5.3	P035	UBCM Economic Development Plan	\$55,000	1	18-04	24-12	x	x	x	x	x	
5.4	P035.1	Dark Sky Project		2	24-02							
5.5	P035.2	Heritage Protection Zone(s)		2	24-02							
5.6	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000	1	18-05	24-12	x	x	x	x	x	
5.7	P057	UBCM--Housing Strategy Revision	\$15,000	1	21-01	24-12	x					
5.8	P064	PROV BC--LGHI Fund--Lands and Housing	\$150,975	1	24-01		x	x				
5.9	P004	DOW & Partners--Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			
<b>Ref</b>	<b>Project #</b>	<b>Project Title and Actions</b>	<b>\$ and In-Kind</b>	<b>PC</b>	<b>SD</b>	<b>ED</b>	<b>ID</b>	<b>PL</b>	<b>I P 1</b>	<b>I P 2</b>	<b>I P 3</b>	<b>E</b>
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			
<b>A</b>		<b>Appendix A—Complete</b>											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x		8
A.2	P061	BC HYRDO—LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x		7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x		9
<b>Ref</b>	<b>Project #</b>	<b>Project Title and Actions</b>	<b>\$ and In-Kind</b>	<b>PC</b>	<b>SD</b>	<b>ED</b>	<b>ID</b>	<b>PL</b>	<b>I P 1</b>	<b>I P 2</b>	<b>I P 3</b>	<b>E</b>	
<b>B</b>		<b>Appendix B—Operations</b>											
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**

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

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



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**Appendix G—Facilities Upgrades List**

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

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**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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



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**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix Q—2023 to 2026 Budget Items List**

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

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**P075—2022 to 2025 Supplements**

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



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

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

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

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