

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDMENT**

*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, Xat'süll, 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—2026 01 20—3:15pm to 4:30pm

Time: Jan 20, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89461920764?pwd=Npu50hp3rroda3Xby74TxSWP35cvZd.1>

Meeting ID: 894 6192 0764

Passcode: 381071

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday January 20, 2026, 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:** January 20, 2026 as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes and notes for the Council Meetings of Tuesday December 09, 2025, as circulated

**3.0 CORRESPONDENCE—NIL**

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**5.0 UNFINISHED BUSINESS**

# DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

## 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 (REVION 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.



Figure 1: Option 1 - Free water surface wetland

#### 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.

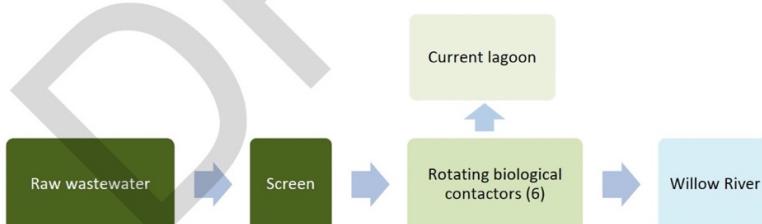


Figure 2: Option 2 – RBC process

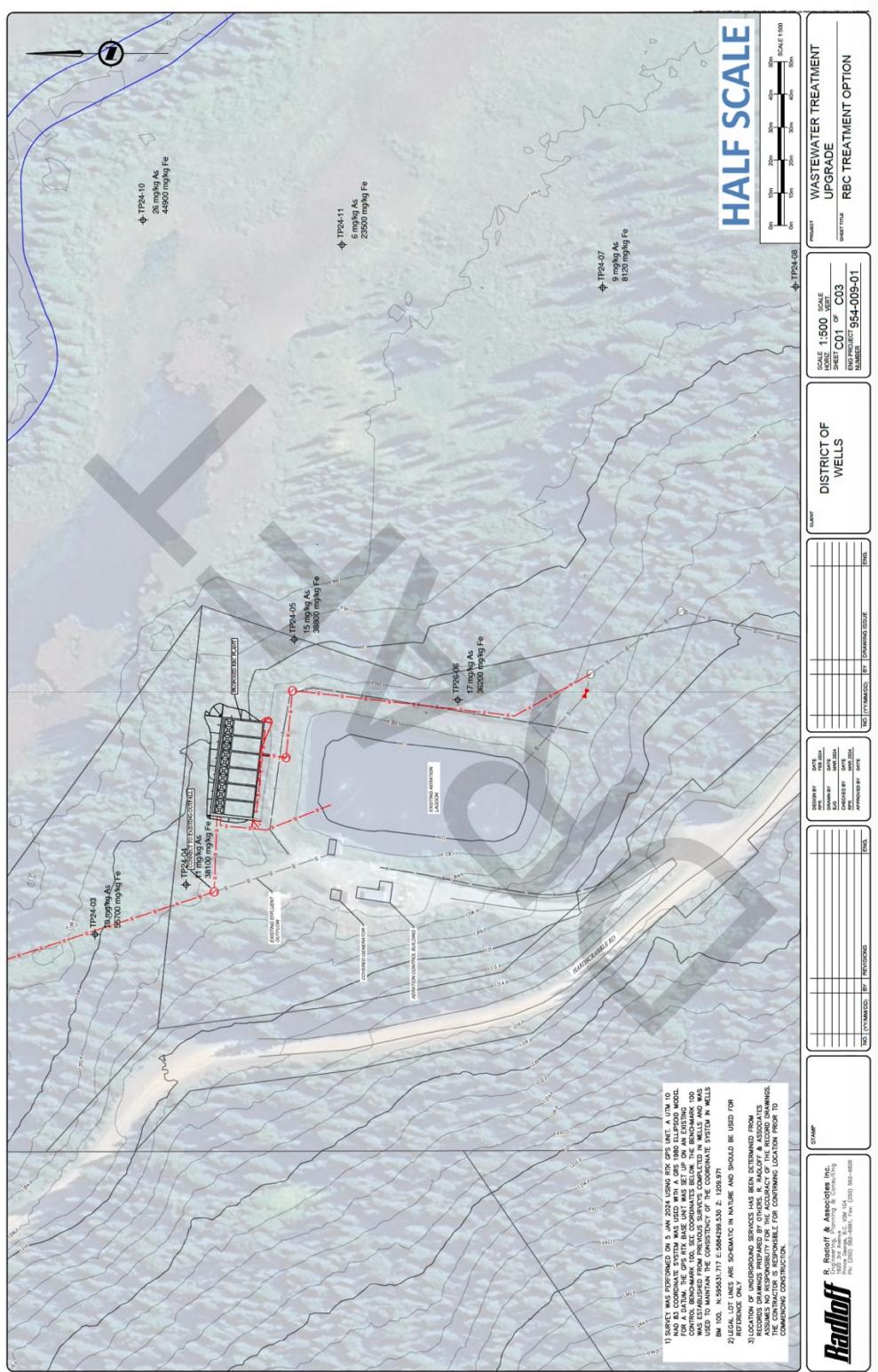
#### OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED

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.



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**District of Wells**

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0  
Phone—250-994-3330 [www.wells.ca](http://www.wells.ca)

**Press Release**

*2025 November 28, 12:50pm—Final*

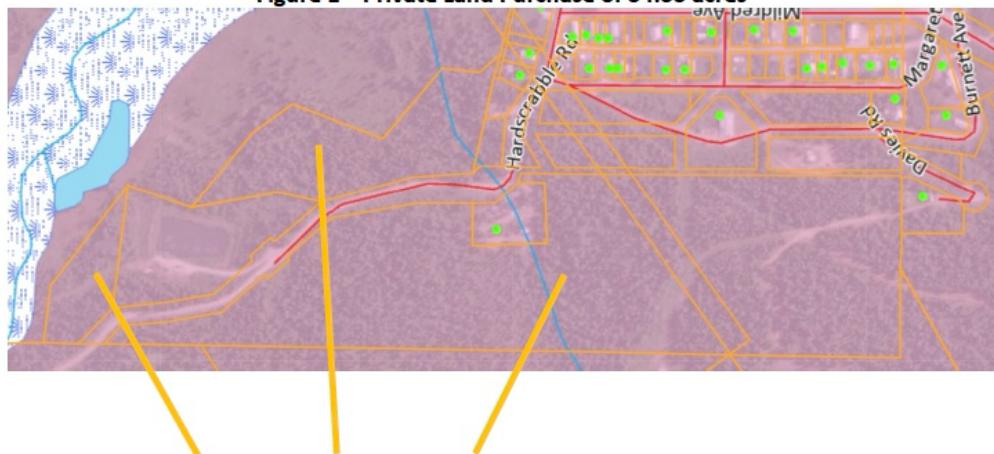
**The District of Wells Purchases Private Land in Wells, BC for Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

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.

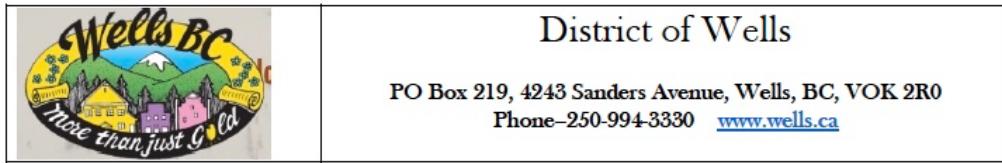
In addition, the land purchase opens the opportunity for a new subdivision on part of the property (see Figure 3), recreation and trails development, additional water tower location, new wastewater force main, storm water management, expanded water treatment plant needs, fire guards & wildfire fuel treatment 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**

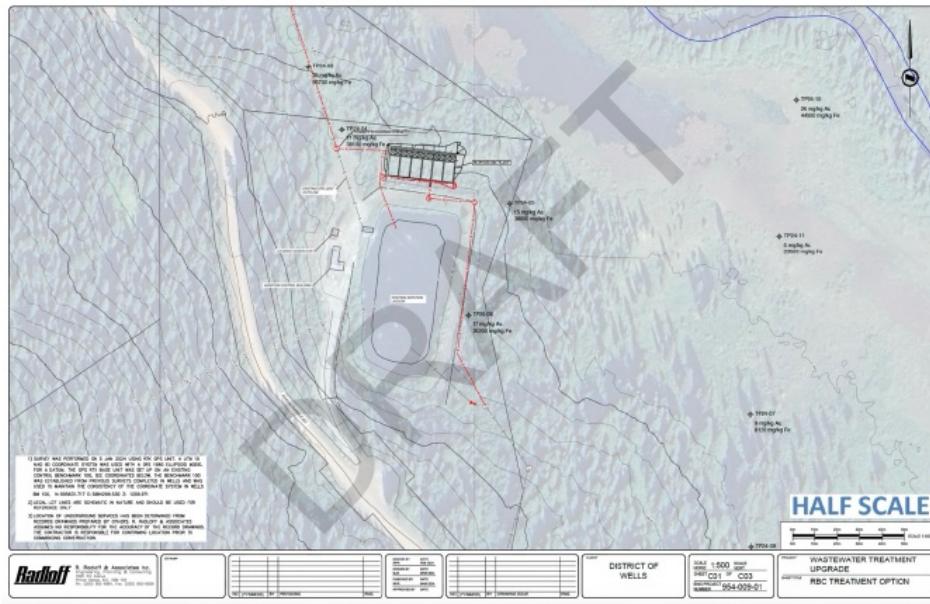


**The Private Land has three distinct land sections as part of the purchase.**

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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)*

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- 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 ongoing.**
- 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>• WBCCRC Contributions</li><li>• <b>Taxation and BC Assessment</b></li><li>• Emergency Preparedness—Water, Wildfire, Routes, Other</li><li>• Asset Improvements</li><li>• Osisko Leadership Framework</li><li>• <b>Upgrading of Existing Osisko Homes and Properties</b></li><li>• <b>Feasibility Study Updated</b></li><li>• <b>Community Benefits Plan</b></li><li>• <b>Osisko Land and Building Improvement 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><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).

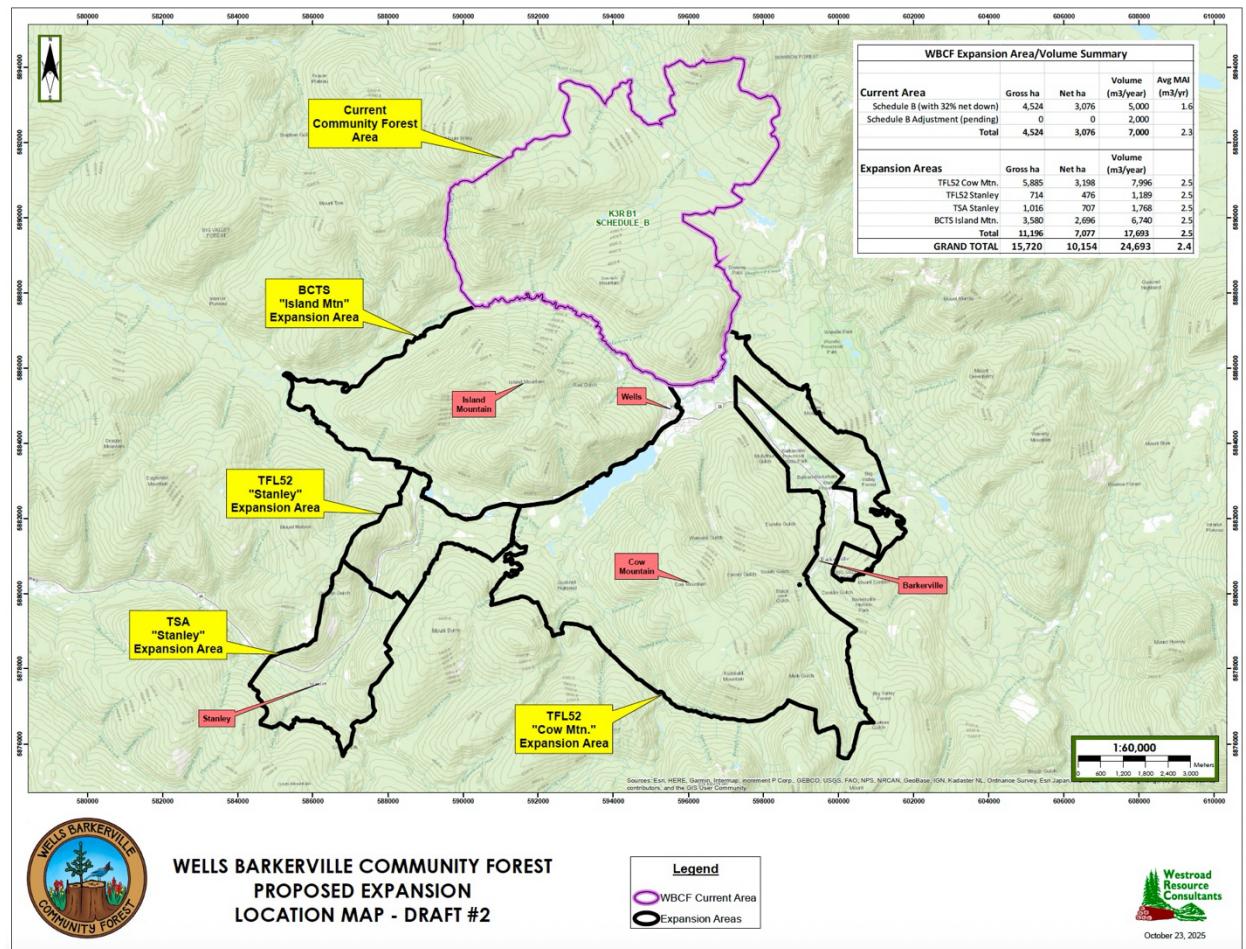


CONNECT WITH US AT  
[CARIBOOGOLD.COM](http://CARIBOOGOLD.COM)

- 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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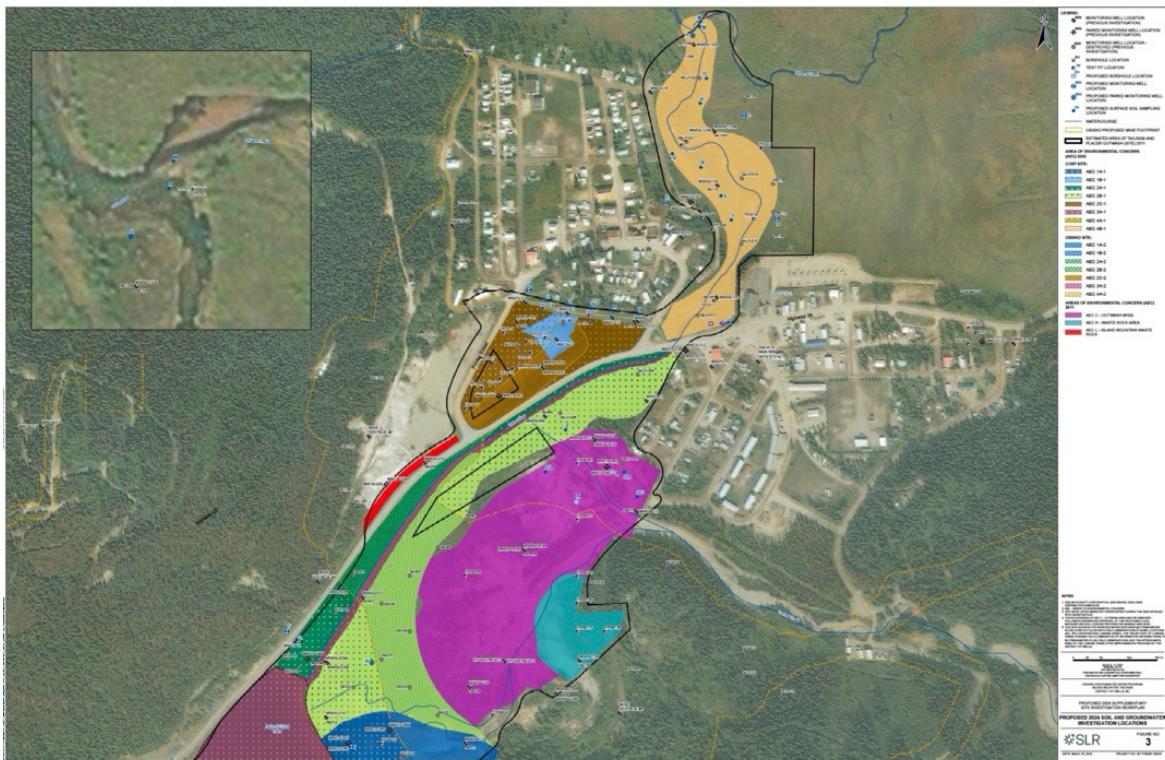
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue, with results on expansion consensus may be completed by 2026 March.** Process to completion confirmed.



- 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

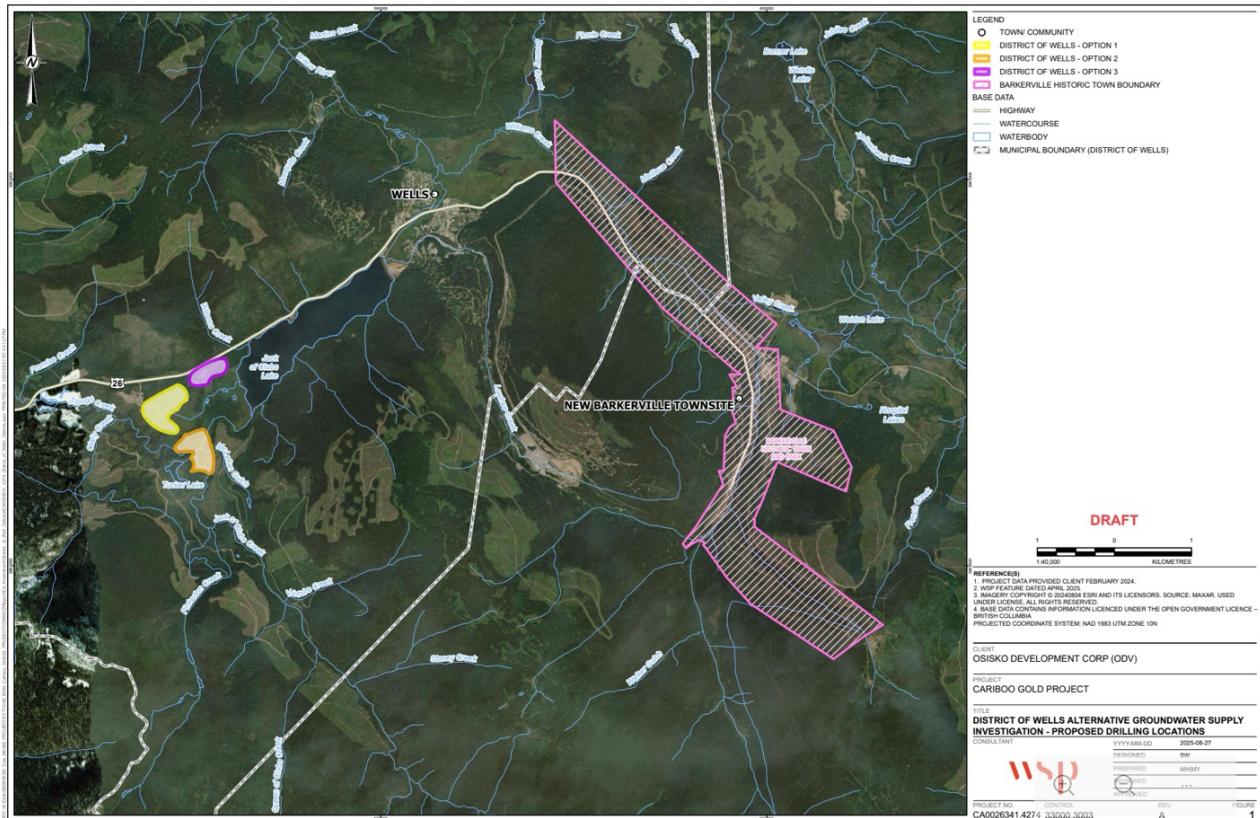
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- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in first quarter of 2026.
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



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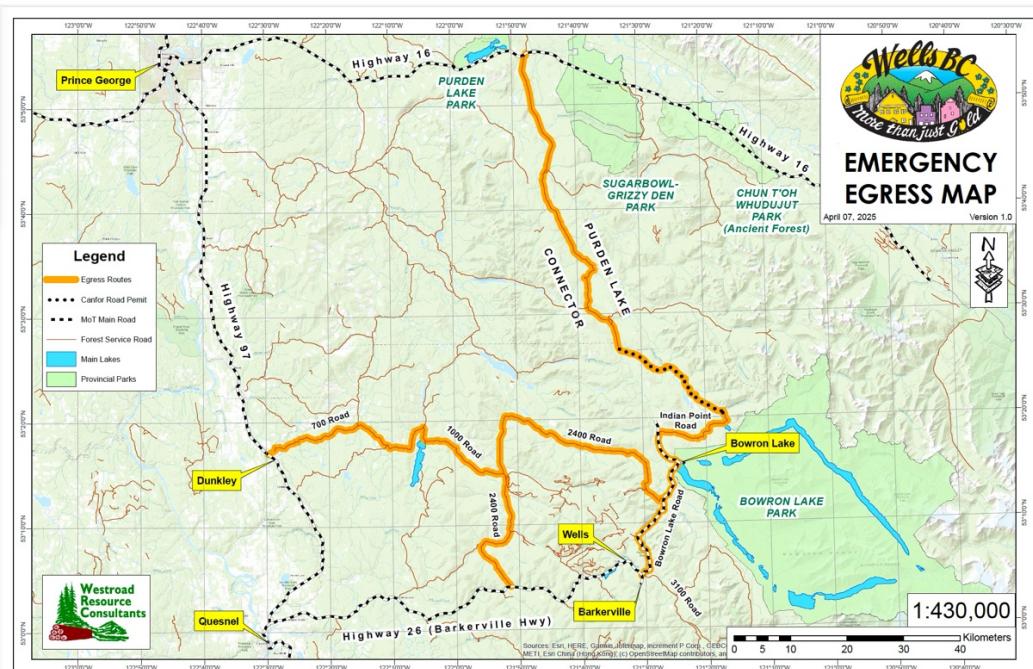
**P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells.  
Discussions and Q & A ongoing.**



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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 January to March 2026.**

*Draft Option 1C*



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

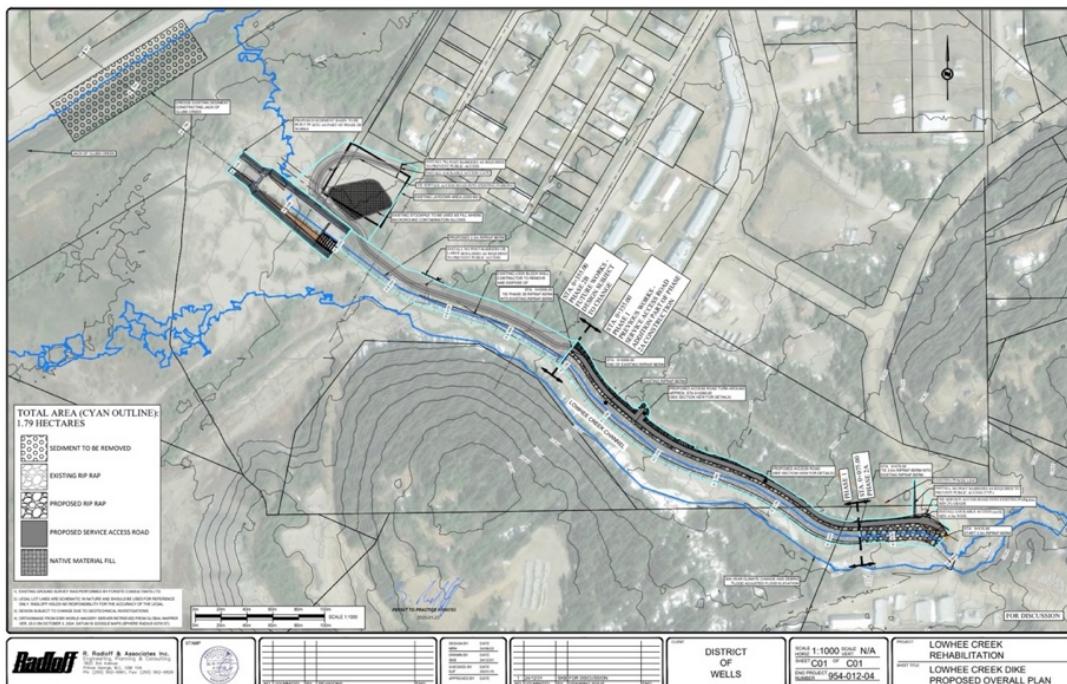
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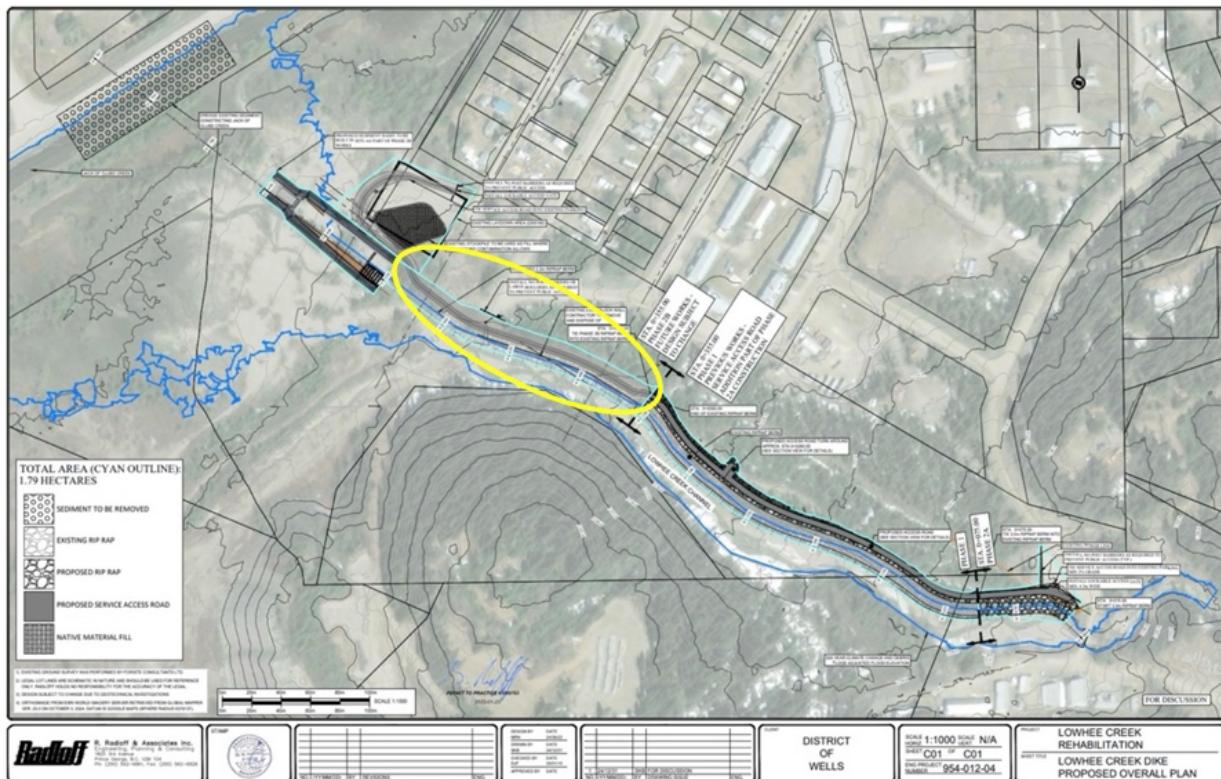
**IN-PERSON AND ONLINE (VIA ZOOM)**

**AGENDA**

- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.** (see **Strategic Priorities section of the of agenda for Charter**)
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.**
- 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.**



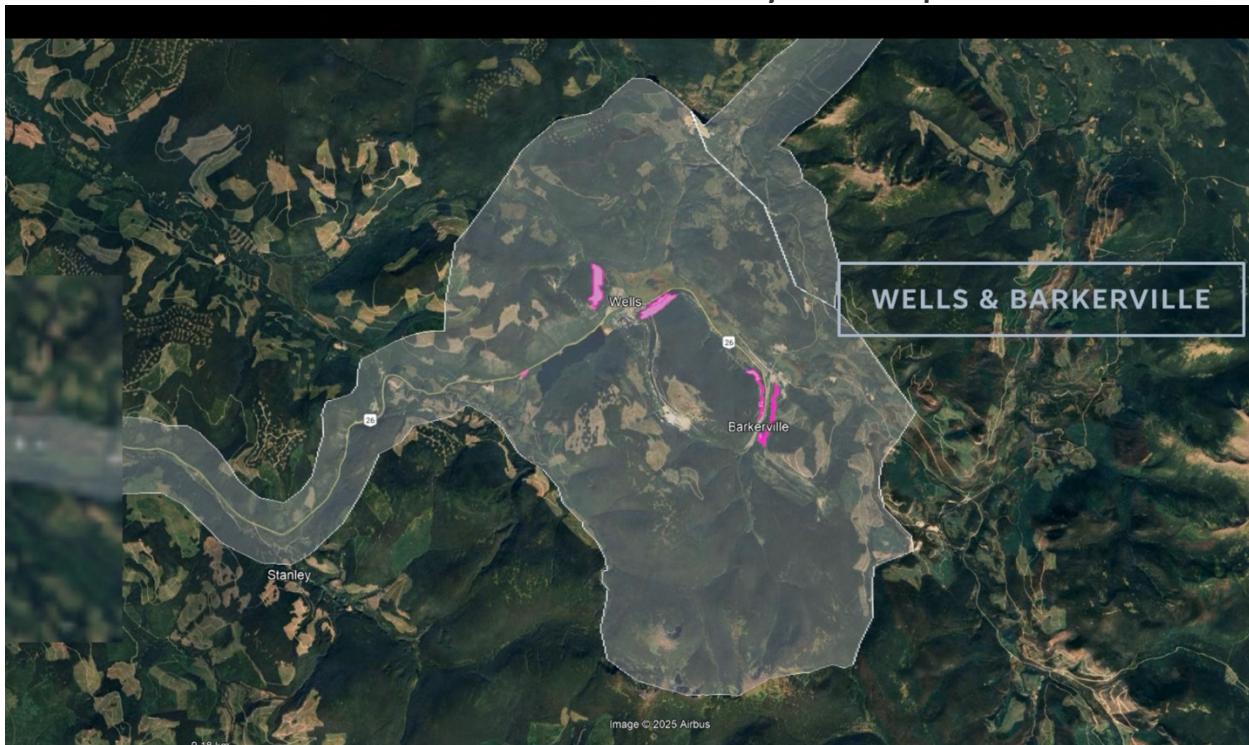
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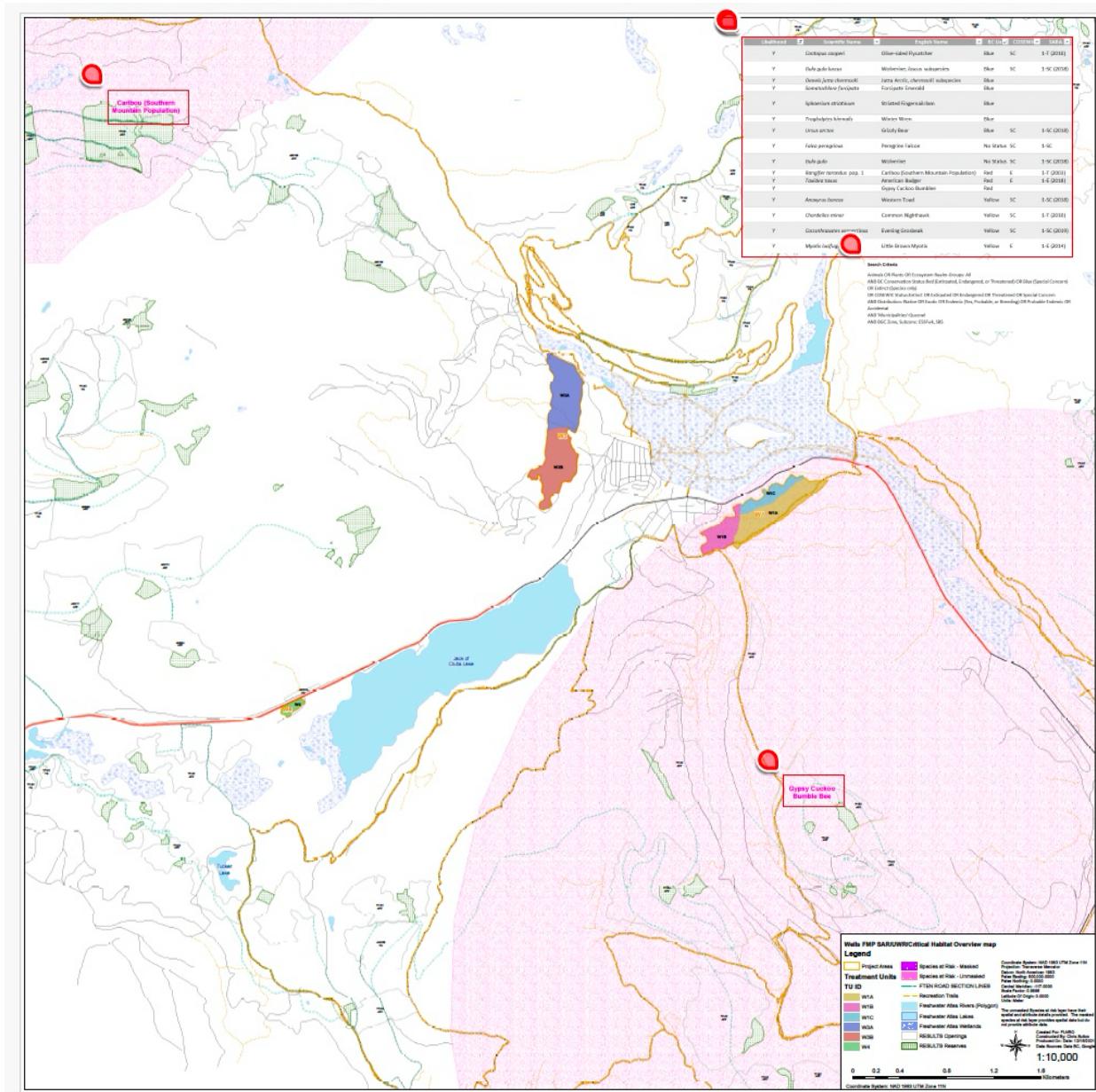
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project **(boundary of treatment draft below, and will be expanded)**
  - Lhtako Dene Nation
  - Wells-Barkerville Community Forest
  - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
  - Ministry 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)
- Strategic Priorities Grid Update to Version 11
- Meeting Dates:

### Regular Council Meeting Dates 2025

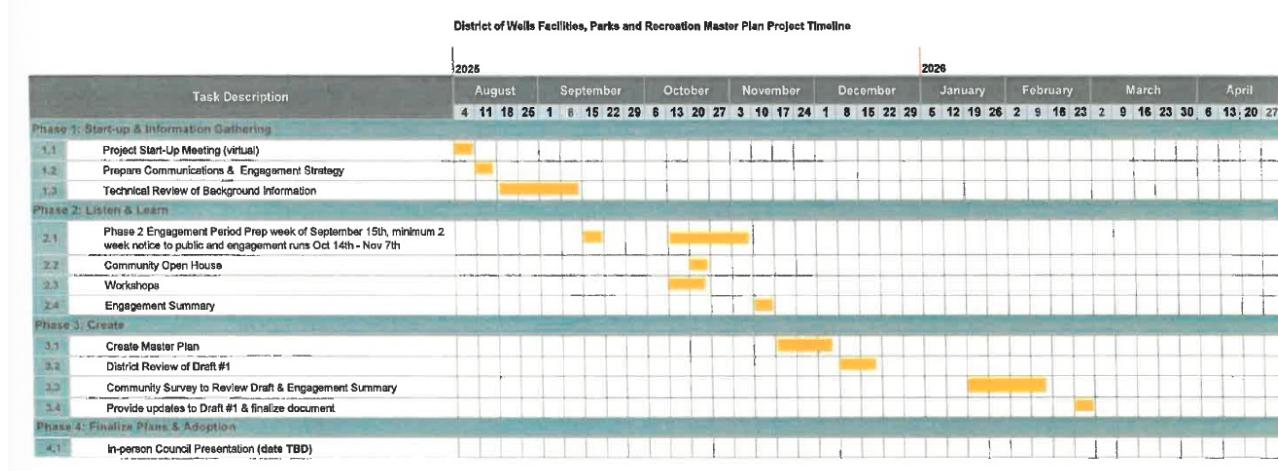
January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 22, 2025	June 10, 2025	June 24, 2024 (not required)
July 15, 2025	August 19, 2025	September 9, 2025	October 7, 2025
October 21, 2025	November 4, 2025	November 18, 2025	December 9, 2025

### Regular Council Meeting Dates 2026

January 6, 2026 (not required)	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 Finance Updates: 2024 Audit; 2025 Fiscal Year Status; and 2026 Budget

**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 January 20, 2026.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday January 20, 2026.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, December 9, 2025, 3:16 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 (absent),

**STAFF:** CAO Jerry Dombowsky, Public Works Foreman, Jaggar Teodori-Clarke

**PRESENTING:** President Wells Barkerville Community Forest, Ian Macdonald

**PUBLIC GALLERY:** Michelle Stevens (online 3:45pm)

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

1.1 Call to Order

**25-167 THAT** Council at 3:16pm approves to call to order the Regular Council Meeting of Tuesday December 9, 2025.

Carried

1.2 Approval of the Agenda

**25-168 THAT** Council approves the agenda for the Regular Council Meeting of Tuesday December 9, 2025, as circulated with amendments.

Carried

**2.0 MINUTES**

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, November 18, 2025, with following amendments:

- Capitalize “C” in Crown
- “Georgina” spelling to be corrected
- P.22 – replace “form” with “from”

**25-169 THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, November 18, 2025, as circulated, with friendly amendments.

Carried

**3.0 DELEGATIONS AND PRESENTATIONS**

4.1 Report from Public Works Foreman

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Jaggar Teodori-Clarke Clark introduced himself as Public Works Foreman and provided operational update
  - Jessy Hill completed probation period and excelled at the job - very knowledgeable and fills gaps in team expertise
  - Ian Douglas returned to work after brief two-week layoff
  - Snow removal contracts renewed with Two Boys and EA Works - budget hasn't been significantly used yet this season
  - Snow removal protocol: EA Works clears streets, Two Boys clears lots, and windrows from driveways with typical lag of half an hour to one hour
  - Skating rink flooding planned around Christmas time - needs consistent temperatures of minus 5 to minus 8 degrees
  - Upgrades completed and planned:
    - Installed automatic flush for urinals in the school (gym) bathroom
    - Planning water bottle filling station at school (no fountains currently available)
    - Jessy replacing flooring in former Seniors room in the Community Hall - nearly complete, will be set up as meeting room
    - Security systems and fob door access planned for Community Hall and school buildings
    - Fire hall will get fob system after initial two buildings completed
    - UCL fire alarms being added to all buildings - will reduce insurance costs
  - Public contact methods: Call Jaggar at 250-991-6115, visit district office in person, or email [pbworks@wells.ca](mailto:pbworks@wells.ca) or [general@wells.ca](mailto:general@wells.ca)

**4.0 CORRESPONDENCE**

4.1 Email from Ministry of Citizens Services re: wifi hotspots

- CAO to reach out to Megan Chadwick with Ministry of Citizens Services

**25-170 THAT** The CAO follow up with Megan Chadwick, Ministry of Citizens Services, about furthering discussions over creation of wifi hotspots on Hwy 26 and to communicate that Council is open to future meetings.

Carried

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

**AGENDA**

**5.0 UNFINISHED BUSINESS**

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

**P002 Wastewater Project**

Land acquisition for wastewater and subdivision. Province provided funding for land acquisition and confirmed they're pleased with result and communication. Acquisition enables wastewater project infrastructure and potential 32-lot subdivision. Land offers significant community benefits: view slope with opportunities for trail systems, biking, viewpoints, and other recreation amenities. Province happy with purchasing decision and preliminary community communication about subdivision potential. District creating interest list for subdivision - community members should contact CAO Jerry Dombowsky. Future process may include RFI or RFP, with strong community input on recreation and tourism uses. Urban Systems will guide subdivision approach, engineering firm (knowledge of infrastructure and land stability) will be involved. Potential joint sessions with Community Buildings and Lands Committee and Vision and Planning Committee. Community Forest and Wells and Area Trail Society expressed interest in trail-related coordination. FireSmart work will include fuel treatment to create fire guards that can also serve as access roads.

Groundwater pumping tests and sewer lift station pumping tests scheduled for December 10, 2025 at ballpark and lift station. 12-hour pump test required to meet Environment and DFO requirements. Biologist will be on site, timing coordinated with resource availability. Final 134 meters of sewer line extension may be drilled underground if feasible and permit obtained (rather than going over land).

**P018 Water System Treatment Upgrade**

Water Treatment Plant funding submission completed - all documentation submitted to approving officer and local government information systems (three days of input). Submission results in rebate of \$424,000 to be used as a payback for the funding borrowed from the Wastewater project (which was done with provincial government permission). Mayor noted project goes back 20 years and is very complicated

**Osisko drilling program (new)**

Osisko released detailed press release on November 14, 2025 about major drilling investment. Program includes 70,000 meters of drilling with six drilling rigs for gold densification. Drilling is exploration permit work, not part of current Cariboo Gold Project. Detailed mapping and information available on Osisko Development website.

**P076 Lowhee**

Lowhee Dike phase 1 and phase 2b progress. Phase 1 completed - two more claims submitted for grant work, net rebate of approximately \$180,000 expected once approved, which closes that file on Phase 1 funding. Phase 2b currently in progress with fisheries and environment

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approvals secured. Work coordinating with biologist on water flow management - may need to stand down for a couple days for freezing. Brushing completed on trail connecting to dike area. Coordinating with Dave Jorgenson for Snowshoe event - will ensure safe pathway through to dike. Sediment trap area (phase 2c) likely won't be completed this season - will start in May. Letter coming from Osisko to help manage sediments from trap - will set up five-year management plan including trust fund for sediment management and dike maintenance.

**6.0 DELEGATIONS AND PRESENTATIONS (continued from 3.0)**

**6.1 Wells Barkerville Community Forest**

Community Forest expansion and operations

- Ian Macdonald, president of Wells Barkerville Community Forest, provided update and answered questions
- Expansion strategy:
  - Focusing on land offered in timber supply area plus Cow Mountain area trade with West Fraser
  - Prioritizing contiguous land over dispersed patches for operational efficiency
  - West Fraser willing to trade Cow Mountain (in their operating area) for portion of TSA
  - Lhtako Dene Nation endorsed expansion approach, very interested in BCTS piece and Stanley area
  - Ministry suggested focusing on what's currently offered rather than prolonging negotiation for additional areas
  - Cabinet approval required but principle is protecting interface plus benefits of trails and harvesting
- Financial position and reserves:
  - Target retained earnings: \$800,000-\$1,000,000 in bank for forest operations
  - Current retained earnings approaching target level
  - District relies on \$250,000/year from community forest to balance operating budget
  - Planned expenditures requiring reserves:
    - Timber supply analysis: \$60,000-\$70,000

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Pre-development Road building east of Eight Mile/Nine Mile (two years in advance for cost efficiency, estimated ~\$150,000)
- Forest operations bridge: \$80,000 asset
- Wildfire risk reduction: \$50,000 earmarked (grants require 20% upfront to secure funding)
- Equipment pullouts on Cornish Road and Hardscrabble near Learning Forest
- Annual trail maintenance, community partnerships, research projects (bat project, climate change species, assisted migration)
- Operations update:
  - Working with Westroad Resource Consultants (Eric as our forest manager) - they manage everything, West Fraser arranges logging and silviculture
  - Currently managing logging directly, slowly weaning off external management to recoup more money and follow community vision more closely
  - Next harvest area: up Cornish beyond Martin's Pass with two cabins for outdoor recreation
  - Planning significant select harvesting with extensive trail network connecting to last year's burn area
  - Will more than double the cross-country skiing area compared to current Wells and Area Trails Society (WATS) trails
  - Meeting with WATS planned to coordinate trail maintenance (can't just build trails without ongoing maintenance funding)
  - Economy of scale critical - local contractor needs 20,000 meters timber harvest/year vs current 5,000 meters/year to be viable
- Board composition: Ian Macdonald (president), Tony Bensted, Councillor Jen Lewis, Dave Jorgensen, Jessy Hill, - Darryl Koekmoer stepping off
- Expansion discussions accelerating in January with Forest office and Minister's office
- Community Forest produced Barkerville Brewing "Spruce Tip Beer" (Darryl's project)

**6.2 Committee Reports**

**6.2.1 Community Buildings and Lands Committee**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

Facilities, Parks and Recreation Master Plan consultant engagement

- Consultant (L & M Engineering from Prince George) requested meeting with Community Buildings and Lands Committee
- Meeting scheduled for Wednesday, January 7, 2026 at 4:30 PM via Zoom
- CBL Committee needs to add Rocky Nenka to membership list
- Online community engagement survey had 41 responses (deadline was December 9, 2025 at 4:30 PM)
- In-person Council presentation to be determined, consultant's final deliverable scheduled for February 23, 2026

Process moving forward well with good community representation

**25-171 THAT** Council receive all reports as presented.

Carried

**7.0 INFORMATION AND ANNOUNCEMENTS**

**7.1 Community Events and Announcements**

Holiday season community events

- District office closed to public December 25, 2025 through January 1, 2026 (operations and emergency staff available)
- Weekend of December 13-15, 2025:
  - Friday: Wells Community Christmas Reverie with Osisko (art and ornament making), French Canadian feast at Wells Hotel, Fred Wells Park tree light-up
  - Saturday: Barkerville Olde Fashioned Christmas (ornament making), French Canadian feast, Christmas Cabaret at Sunset Theater
  - Sunday: More Olde Fashioned Christmas and ornament making
- Upcoming winter events:
  - January 31, 2026: Snowshoe race (whole weekend with Guided by Adventure)
  - February 6 - 8, 2026: Wells Barkerville Dog Sled Mail Run
  - February 14, 2026: Wells Gourmet Ski event weekend including film festival

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Wells and Area Trails Society (WATS) started grooming cross country ski trails, track setting coming soon
- Event details available at [whatsupinwells.com](http://whatsupinwells.com) (maintained by Jillian from Wells Hotel)
- Council meeting schedule for 2026 posted on website - gap between September 8 and November 10 due to election (campaign begins September 19, voting October 17)
- Next council meeting: January 6, 2026 with budget and finance presentation

**7.0 ADJOURNMENT**

7.1 Adjournment of the Regular Council meeting of Tuesday December 9, 2025.

**25-172 THAT** Council at 4:38pm adjourns the Regular Council meeting of Tuesday December 9, 2025.

Carried

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Mayor Ed Coleman

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CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

Summary Notes Regular Council Meeting December 9, 2025

**Overview**

- District completed land acquisition for wastewater project with provincial funding - enables infrastructure access and potential 32-lot subdivision with recreation/trail opportunities
- Community Forest expansion focusing on Cow Mountain area (contiguous land) - West Fraser willing to trade, Lhtako Dene Nation endorsed the approach
- CAO will follow up with Ministry on Highway 26 Wi-Fi hotspot feasibility at participating businesses (Troll and Cottonwood identified as options)
- District relies on \$250,000/year from Community Forest to balance operating budget without untenable tax increases
- Lowhee Dike Phase 2b construction in progress, coordinating with biologist on water flow management
- Public works foreman Jessy Hill successfully completed probation period

**Public works update**

Jaggar Teodori-Clarke Clark introduced himself as Public Works Foreman and provided operational update

- Jessy Hill completed probation period and excelled at the job - very knowledgeable and fills gaps in team expertise
- Ian Douglas returned to work after brief two-week layoff
- Snow removal contracts renewed with Two Boys and EA Works - budget hasn't been significantly used yet this season
- Snow removal protocol: EA Works clears streets, Two Boys clears lots, and windrows from driveways with typical lag of half an hour to one hour
- Skating rink flooding planned around Christmas time - needs consistent temperatures of minus 5 to minus 8 degrees
- Upgrades completed and planned:
  - Installed automatic flush for urinals in the school (gym) bathroom
  - Planning water bottle filling station at school (no fountains currently available)
  - Jessy replacing flooring in former Seniors room in the Community Hall - nearly complete, will be set up as meeting room

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Security systems and fob door access planned for Community Hall and school buildings
- Fire hall will get fob system after initial two buildings completed
- UCL fire alarms being added to all buildings - will reduce insurance costs
- Public contact methods: Call Jaggar at 250-991-6115, visit district office in person, or email [pbworks@wells.ca](mailto:pbworks@wells.ca) or [general@wells.ca](mailto:general@wells.ca)

**Highway 26 connectivity options**

- Councillors who attended UBCM met with Citizen Services Ministry about cell coverage on Highway 26
- Ministry indicated cell towers unlikely (\$2-4 million per tower) - optimistic about satellite networks (Rogers to offer satellite texting/calls option soon)
- Ministry proposed Wi-Fi hotspots at participating businesses that have parking as the most viable option
- Troll and Cottonwood identified as two most likely locations to explore
- Council authorized CAO to follow up with Megan Chadwick (Director, Connected Communities BC Govt) on Wi-Fi hotspot feasibility and other connectivity options
- Council open to further meetings with Ministry staff as needed

**Land acquisition for wastewater and subdivision**

- Province provided funding for land acquisition - confirmed they're pleased with result and communication
- Acquisition enables wastewater project infrastructure and potential 32-lot subdivision
- Land offers significant community benefits: view slope with opportunities for trail systems, biking, viewpoints, and other recreation amenities
- Province happy with purchasing decision and preliminary community communication about subdivision potential
- District creating interest list for subdivision - community members should contact CAO Jerry Dombowsky
- Future process may include RFI or RFP, with strong community input on recreation and tourism uses
- Urban Systems will guide subdivision approach, engineering firm (knowledge of infrastructure and land stability) will be involved

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Potential joint sessions with Community Buildings and Lands Committee and Vision and Planning Committee
- Community Forest and Wells and Area Trail Society expressed interest in trail-related coordination
- FireSmart work will include fuel treatment to create fire guards that can also serve as access roads

**Water and Wastewater updates**

- Groundwater pumping tests and sewer lift station pumping tests scheduled for December 10, 2025 at ballpark and lift station
- 12-hour pump test required to meet Environment and DFO requirements
- Biologist will be on site, timing coordinated with resource availability
- Final 134 meters of sewer line extension may be drilled underground if feasible and permit obtained (rather than going over land)
- Water Treatment Plant funding submission completed - all documentation submitted to approving officer and local government information systems (three days of input)
- Submission results in rebate of \$424,000 to be used as a payback for the funding borrowed from the Wastewater project (which was done with provincial government permission)
- Mayor noted project goes back 20 years and is very complicated

**Osisko drilling program**

- Osisko released detailed press release on November 14, 2025 about major drilling investment
- Program includes 70,000 meters of drilling with six drilling rigs for gold densification
- Drilling is exploration permit work, not part of current Cariboo Gold Project
- Detailed mapping and information available on Osisko Development website

**Lowhee Dike phase 2b progress**

- Phase 1 completed - two more claims submitted for grant work, net rebate of approximately \$180,000 expected once approved, which closes that file on Phase 1 funding
- Phase 2b currently in progress with fisheries and environment approvals secured
- Work coordinating with biologist on water flow management - may need to stand down for a couple days for freezing

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

- Brushing completed on trail connecting to dike area
- Coordinating with Dave Jorgenson for Snowshoe event - will ensure safe pathway through to dike
- Sediment trap area (phase 2c) likely won't be completed this season - will start in May
- Letter coming from Osisko to help manage sediments from trap - will set up five-year management plan including trust fund for sediment management and dike maintenance

**Community Forest expansion and operations**

- Ian Macdonald, president of Wells Barkerville Community Forest, provided update and answered questions
- Expansion strategy:
  - Focusing on land offered in timber supply area plus Cow Mountain area trade with West Fraser
  - Prioritizing contiguous land over dispersed patches for operational efficiency
  - West Fraser willing to trade Cow Mountain (in their operating area) for portion of TSA
  - Lhtako Dene Nation endorsed expansion approach, very interested in BCTS piece and Stanley area
  - Ministry suggested focusing on what's currently offered rather than prolonging negotiation for additional areas
  - Cabinet approval required but principle is protecting interface plus benefits of trails and harvesting
- Financial position and reserves:
  - Target retained earnings: \$800,000-\$1,000,000 in bank for forest operations
  - Current retained earnings approaching target level
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**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells—Strategic Priorities Projects Tracking Grid**  
*Version 11—2025 12 16*

**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 2026, or continue active work on the project if the project is multi-year and will carry-over to 2027 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 2026 and carry forward to a future year 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 2026, or later in the remainder of a Council mandate.

**Appendix A:** Completed Projects

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

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

**PC**=Priority Category (1 to 3) **SD**=Start Date yy-mm **CA**=Contract(s) **E & A** **ED**=Estimated and Actual End Date yy-mm **ID**=Idea Identified **PL**=planning **IP**=implementation phases

**E**=complete/evaluation (1 to 10) **OG**=Ongoing

**IPr**=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2025 or 2026 Completion; Category 2—2026 & 2027 Depending on Budgets & Staffing; Category 3—Reconsider but defer to 2026 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
1	P006	<b>Indigenous Partnerships</b>		1	22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships (see Charter in Appendix M)		1	23-11	OG	x	x	x	x		
2	P017	<b>Osisko MOU and Community Agreement</b>			22-06	OG	x	x	x	x		
2.1	P017.1	Community Benefits Agreement and MOU		1	23-06	OG	x	x	x			
2.2	P017.2	Topics for Discussion List (In-Council Agenda)		1	23-06	OG	x	x	x	x		
2.3	P017.3	WBCCRC Investment(s)	\$256,000	1	22-04	IPr	x	x	x	x		
2.4	P017.4	Taxation		1	24-08	OG	x	x	x			
2.5	P017.5	Community Liaison Position and Contract (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
2.6	P017.6	Milestones Agreement	TBA	1	25-10	27-12	x	x				
3		<b>DOW &amp; Partners—Emergency and Prevention, Planning &amp; Implementation</b>			24-02		x	x	x			
3.1	P082	UBCM Disaster Risk Reduction—Category 1, 2 & 3—(Lowhee Phase 2)	\$5,300,000	1	24-01	26-07+	x	x	x	x		
3.2	P042	2024 & 2025 UBCM—Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.3	P022	DOW & Partners—Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.4	P014.1	UBCM—FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04	27-04	x	x	x			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

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

**AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
3.5	P023.1	UBCM—2025 Fire Equipment & Training Grant	\$30,000	2			x	x				
3.6	P039.1	PROV BC—Future Engine Replacements		2								
3.7	P040	2024 UBCM—Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.8	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		
<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	OG	x	x	x			
4.4	P106	UBCM Strategic Priorities	\$7,000,000	2	25-09		x	x				
<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
5.1	P064	PROV BC—LGHI Fund—Lands and Housing	\$150,975	1	24-01		x	x				
5.2	P004	DOW & Partners—Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			
5.3	P004.1	PROV BC—REDIP WBCCRC Project (Three Submissions—Not Approved)		1	22-11	27-03	x	x				
5.4	P005	DOW & Partners—Playground (\$56,000 in-trust)		2	20-04	24-10	x	x				
5.5	P020	DOW Wells Community Forest and Community Forest Expansion (funds vary each year)		1	18-04	OG	x	x	x	x		
5.6	P063	PROV BC Growing Communities Fund	\$588,000	2	23-03	24-10	x	x	x			
5.7	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x			
5.8	P016	PROV BC—Housing & BC Housing Project		2	19-04	OG	x	x				

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

**AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
5.9	P025	NDIT—Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x			
5.10	P045	NDIT—Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x	x			
5.11	P093	NDIT—Economic Infrastructure		3								
5.12	P094	NDIT—Community Places		3								
5.13	P095	NDIT—Business Façade (\$10,000 annual)		1	24-01		x	x	x			
5.14	P037	UBCM—Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x				
5.15	P047	PROV BC—Destination Development		3	23-01	x	x					
5.16	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)	\$26,259	2	05-01	23-09	x	x	x	x		
5.18	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>										
<b>1A</b>	P006	Indigenous Partnerships		1	22-04	OG	x	x	x			
<b>2A</b>	P017	Osisko MOU and Community Agreement			22-06	OG	x	x	x	x		
<b>3A</b>		DOW & Partners—Emergency and Prevention, Planning & Implementation			24-02		x	x	x			
3.1A	P076	PROV BC—Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	C	23-06	24-12	x	x	x	x	x	8
3.2A	P014	UBCM—FireSmart Community Funding and Supports (Part 1)	\$123,500	C	21-04	24-03	x	x	x	x	x	8
3.3A	P023	UBCM—2023 Fire Equipment & Training Grant	\$30,000	C	22-11	24-03	x	x	x	x	x	9
3.4A	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000	C	24-06	24-11	x	x	x	x	x	9
3.5A	P101.1	PROV BC EMCR 2024 Wildfires		C	24-05	25-03	x	x	x	x	x	8
3.6A	P039	PROV BC—Engine 11 Replacement	\$360,000	C	22-12	25-03	x	x	x	x	x	9
<b>4A</b>		<b>Infrastructure</b>										
4.1A	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
<b>5A</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
4.2A	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
4.3A	P061	BC HYRDO—LED Street Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x	7
4.4A	P003	DOW & Partners—New OCP (Osisko)	\$100,000	C	20-04	24-03	x	x	x	x	x	8
4.5A	P027	UBCM ICSP and OCP Alignment Project	\$77,000	C	18-04	24-12	x	x	x	x	x	8
4.6A	P035	UBCM Economic Development Plan	\$55,000	C	18-04	24-12	x	x	x	x	x	8
4.7A	P056	PROV BC—District of Wells Boundary Expansion Evaluation	\$85,000	C	18-05	24-12	x	x	x	x	x	7
4.8A	P011	NDIT Highway 26 Power Line Report	\$20,000	C	22-06	23-11	x	x	x	x	x	8
4.9A	P057	UBCM—Housing Strategy Revision	\$15,000	C	21-01	24-12	x	x	x	x	x	8
4.10A	P044.7	DOW Municipal Hall Upgrades	\$130,000	C	22-04	24-12	x	x	x	x	x	8
4.11A	P044.8	DOW Firehall Upgrades	\$175,000	C	22-04	25-12	x	x	x	x	x	7
4.12A	P044.1	DOW & Partners—EV Charging Station at Jack of Clubs (BC Hydro)		C	23-01	OG	x	x	x	x	x	8
4.13A	P044.5	DOW—Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	C	22-11	23-04	x	x	x	x	x	9
<b>B</b>		<b>Appendix B—Operations</b>										
B.1	P044	DOW—Operations & Governance Improvement Plan		1/2	23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2	23-01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1			x	x				
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.7	P044.6	PROV BC & DOW—Cemetery		2	22-06	OG	x	x				
B.11	P044.9	2023 to 2026 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM**

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

**AGENDA**

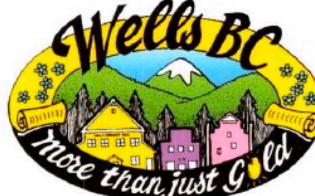
**Appendix L—District of Wells Risk Management Chart (Version 10.0)**

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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**Appendix M—Lhtako Dene Charter—Version 1.6**

**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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**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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING****TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM****IN-PERSON AND ONLINE (VIA ZOOM)****AGENDA****P075—2022 to 2025 Supplements****Appendix G—Facilities Upgrades List**

Ref	Items <b>District of Wells Office</b>	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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**AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Status
<b>District of Wells Office</b>				
	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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Ref	Items <b>Firehall</b>	Status <b>(good, fair, poor)</b>	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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING****TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM****IN-PERSON AND ONLINE (VIA ZOOM)****AGENDA****P075—2022 to 2025 Supplements****Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Solution
<b>Fire Hall</b>				
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023	Firehall	Electrical	8,000	C
2024		<ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>		
	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 <b>Community Hall</b>	Status <b>(good, fair, poor)</b>	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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING****TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM****IN-PERSON AND ONLINE (VIA ZOOM)****AGENDA****P075—2022 to 2025 Supplements****Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Solution
<b>Community Hall</b>				
	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 Reparis		

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

Ref	Building	Items	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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<b>P075—2022 to 2025 Supplements</b>				
<b>Ref</b>	<b>Building</b>	<b>Item</b>	<b>Cost</b>	<b>\$ Source and Status</b>
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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING****TUESDAY JANUARY 20, 2026—3:15PM TO 4:30PM****IN-PERSON AND ONLINE (VIA ZOOM)****AGENDA**

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 Gyproc 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	Community 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	Health 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 gyproc 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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**AGENDA**

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		