

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 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—3:15pm to 4:30pm—2026
February 10

Time: Feb 10, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83391777425?pwd=Wlnt0WMDDbcqaIWYrLJUjn6lc8IiHX.1>

Meeting ID: 833 9177 7425

Passcode: 322734

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday February 10, 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: February 10, 2026 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday January 20, 2026, as circulated

3.0 CORRESPONDENCE

3.1 IMA NDIT Project Application Endorsement (CAO)

4.0 DELEGATIONS AND PRESENTATIONS--NIL

5.0 UNFINISHED BUSINESS

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 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; **permit approval received for remainder of 8" vertical drill of the outfall line.**

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.

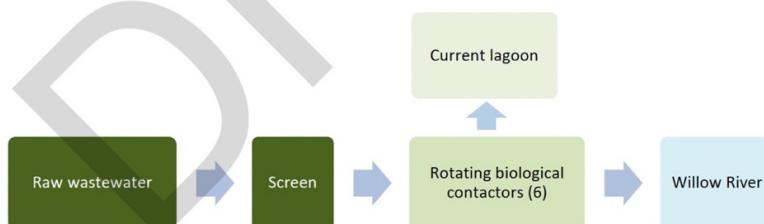


Figure 2: Option 2 – RBC process

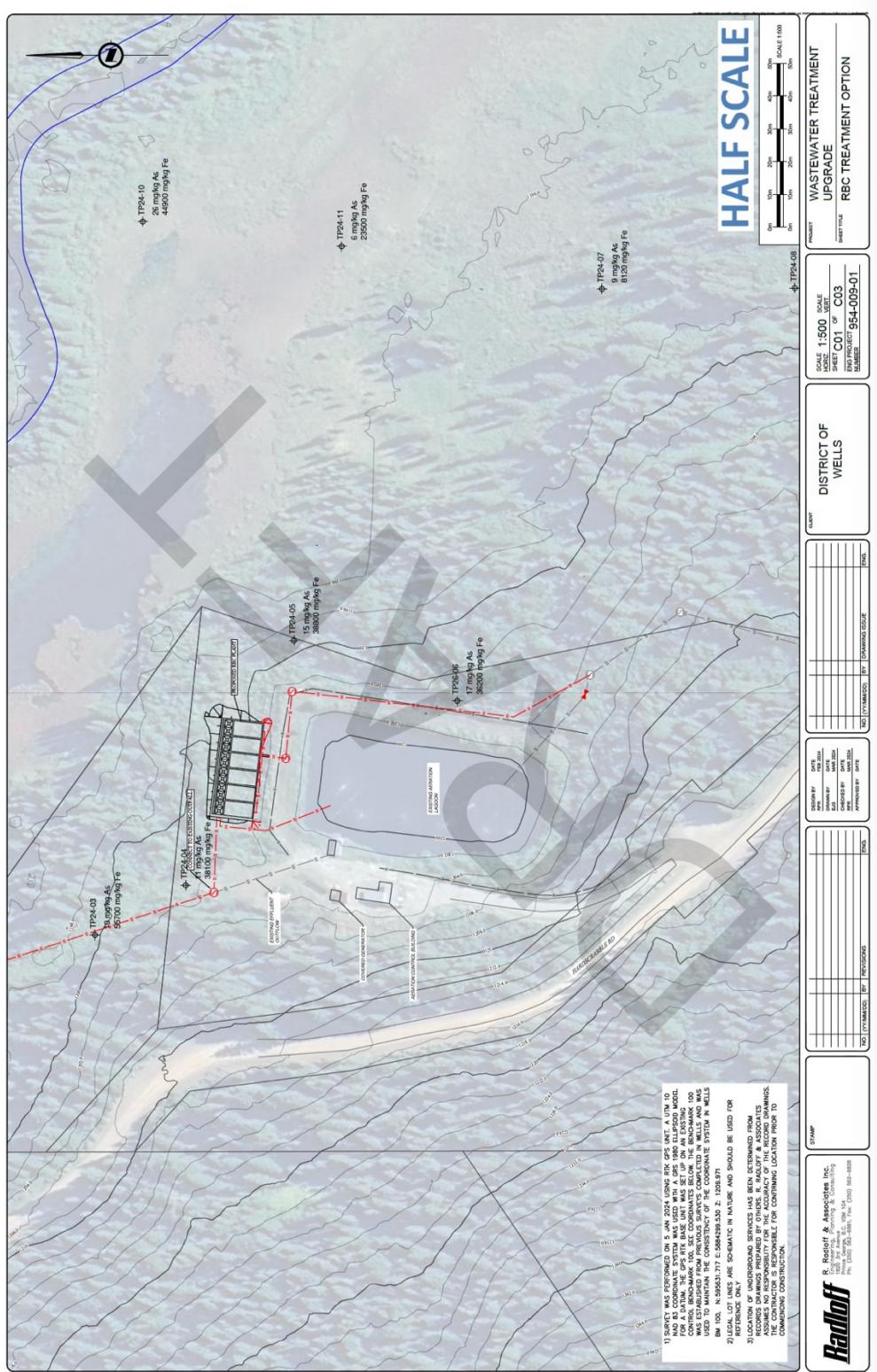
OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED

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.



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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone—250-994-3330 www.wells.ca

Press Release

2025 November 28, 12:50pm—Final

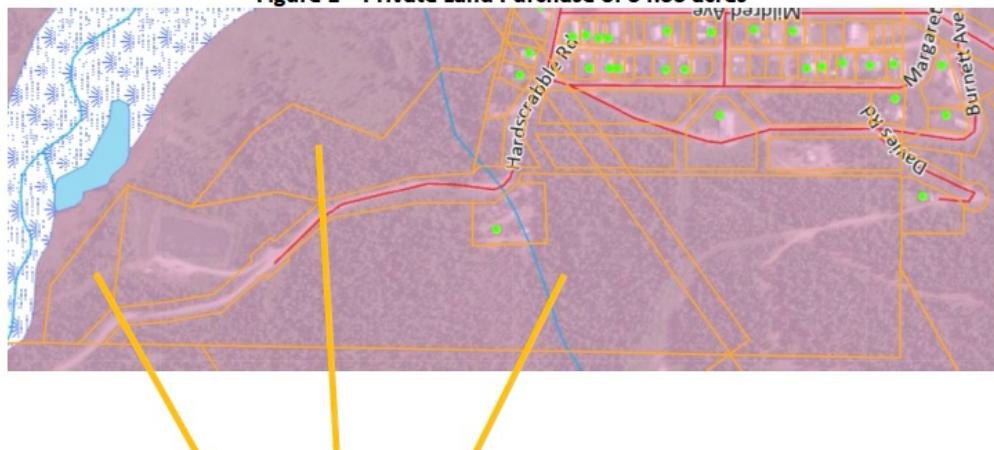
The District of Wells Purchases Private Land in Wells, BC for Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection

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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

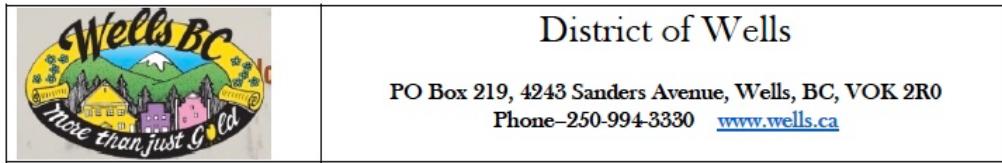


Figure 2—Wastewater Upgrade

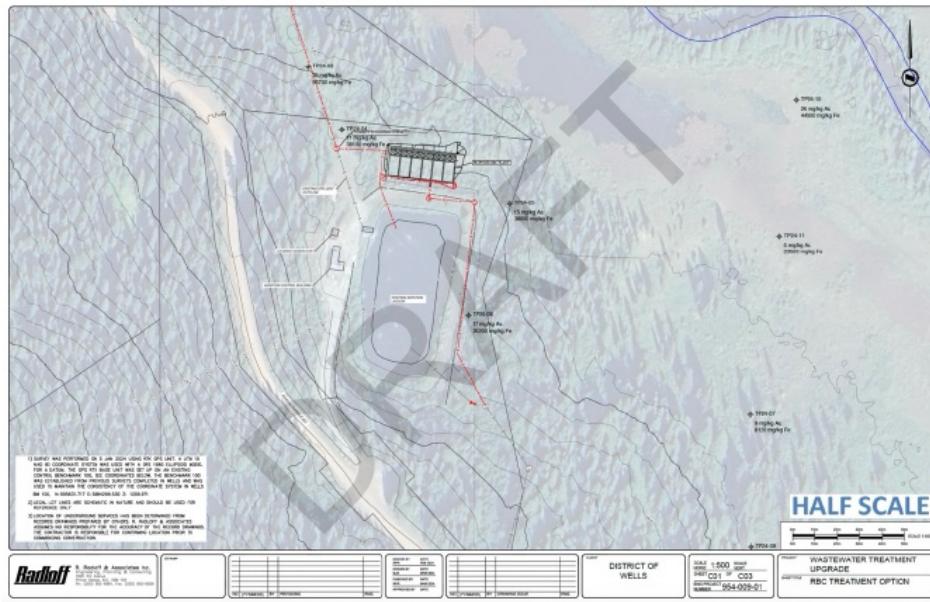


Figure 3—Potential Subdivision and new Waste Water Force Main



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

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 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; FireSmart Posting Complete.** \$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">• Lowhee Creek• Concentrator and Camp Buildings• Social Worker Position• DOW CG Liason Position(s)• Health Services• Tourism EA Requirements• Highway 26• EA New Water Source Commitment• Structural and Wildfire Fire Equipment and Services• WBCCRC Contributions• Taxation and BC Assessment• Emergency Preparedness—Water, Wildfire, Routes, Other• Asset Improvements• Osisko Leadership Framework• Upgrading of Existing Osisko Homes and Properties• Feasibility Study Updated d• Community Benefits Plan• Osisko Land and Building Improvement Plan | <ul style="list-style-type: none">• Housing• BC Hydro Power Capacity• K to 12 Education and Daycare Services• DOW and ODV Facilities Investments• Land Use• Local Government Industrial Taxation Discussions• Permitting• Environmental Certificate Schedule B—Community Affects Management Plan• Contaminated Sites Prov of BC• Economic Development Plans and Planning• Sound and Noise• Light and Light Pollution• Leadership Framework Updates• Community Affects Management Plan• Other |
|--|--|

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

ACTIVITY UPDATE



February 06, 2026

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

- From approximately February 6 to 9 there will be a modular office building will be moved to the Ballart Camp and then to our LV Shop at the bottom of Ski Hill Rd. A sea can will also be delivered to the LV Shop.
- Demolition of our Ski Hill Rd offices is expected to begin February 9. This will include the trucking away of waste bins as work progresses.
- Mobilization of construction early works for the Willow River Bridge is expected to commence around February 15.
- There is ongoing exploration drilling in the Proserpine area.

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

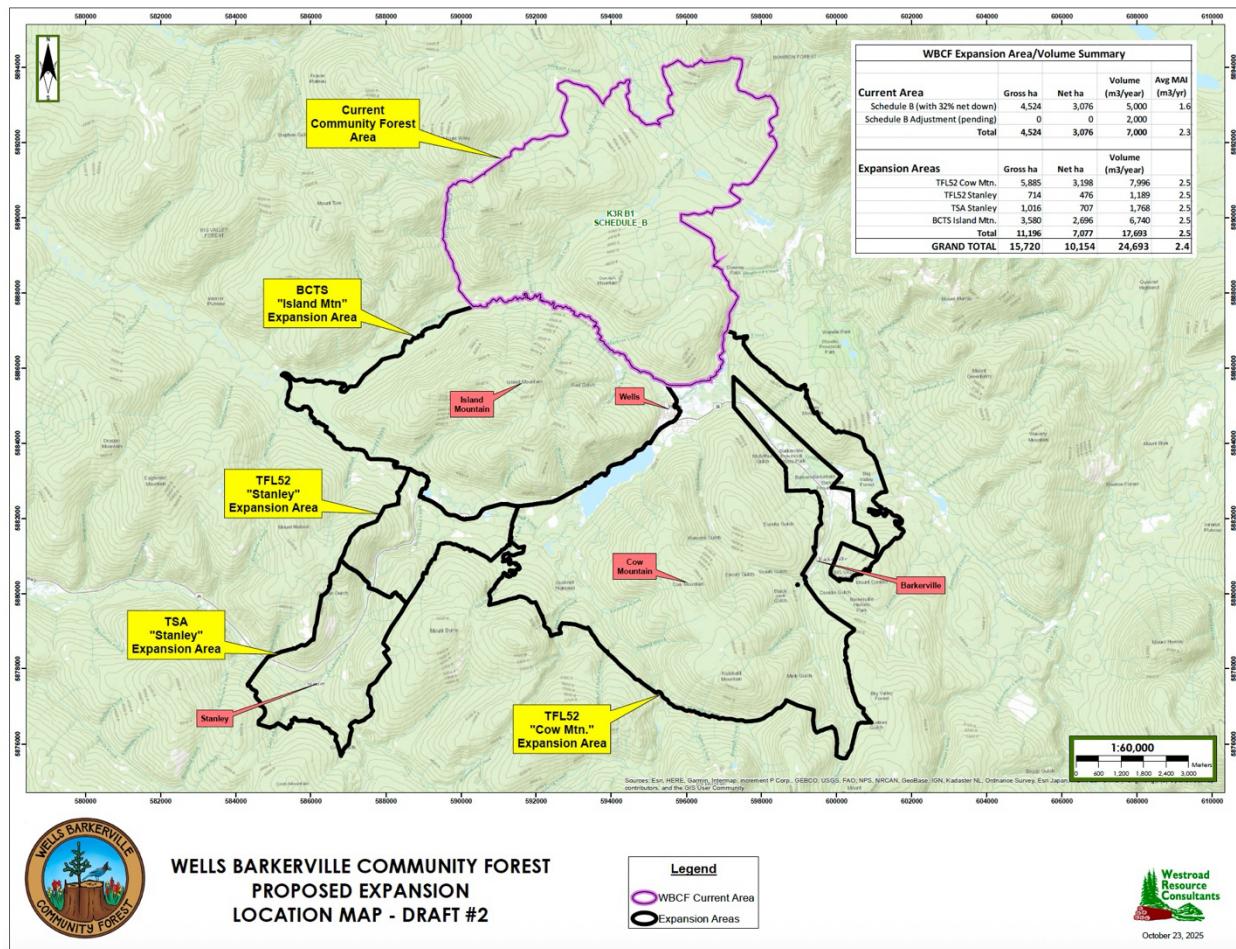


**CONNECT WITH US AT
CARIBOOGOLD.COM**

- 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). **Waiting for final project re-embursement notice.**

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

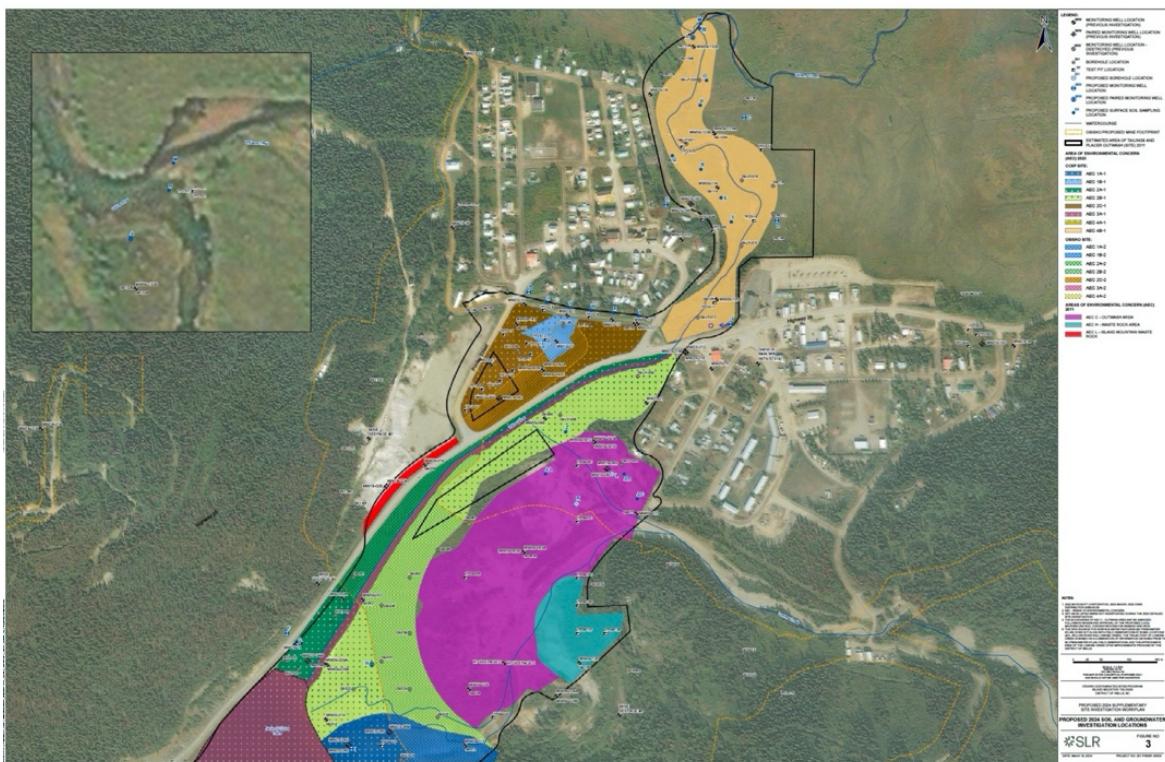
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue, with results on expansion consensus may be completed by 2026 March. Process to completion confirmed. Focus of Community Forest Board on Current and Cow Mountain. Additional focus of Council on Island Mountain and Stanley Areas, as well “Fire Guards” for all of the four areas.**



- 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

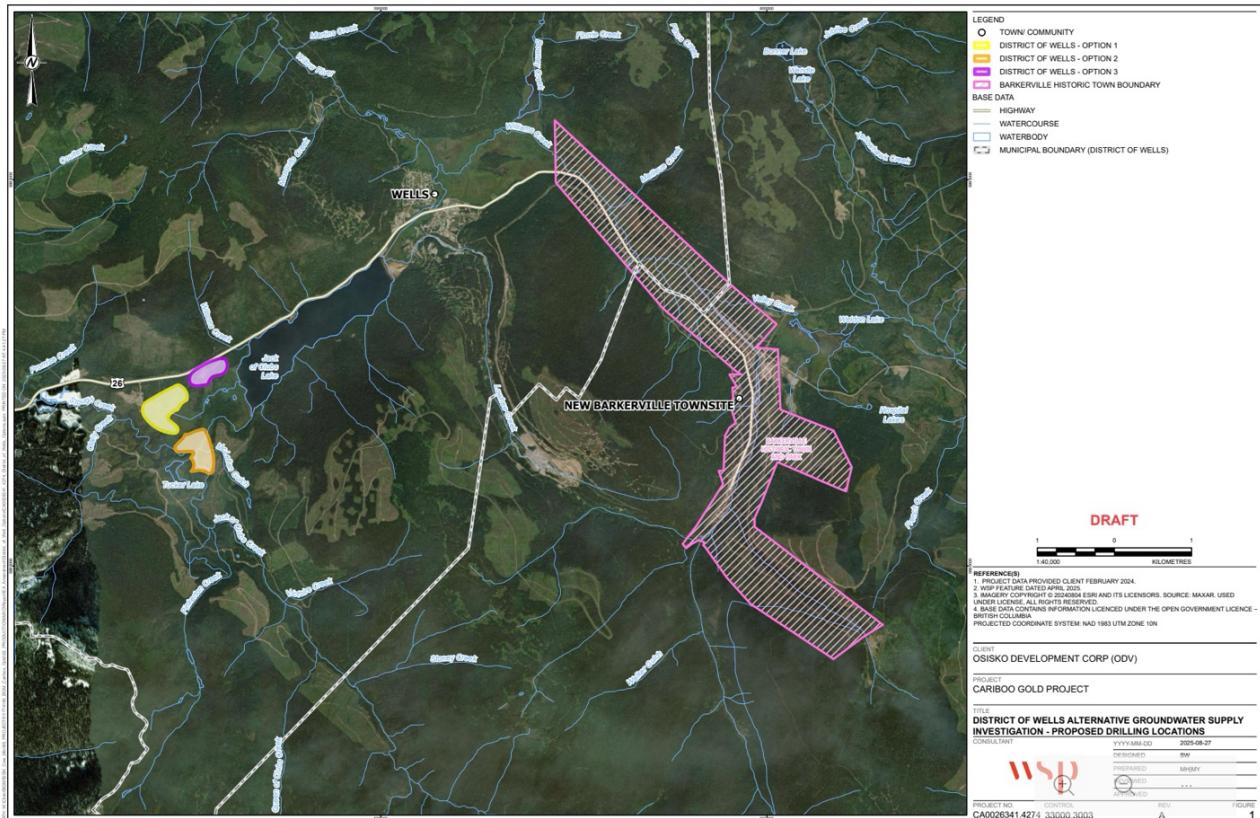
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

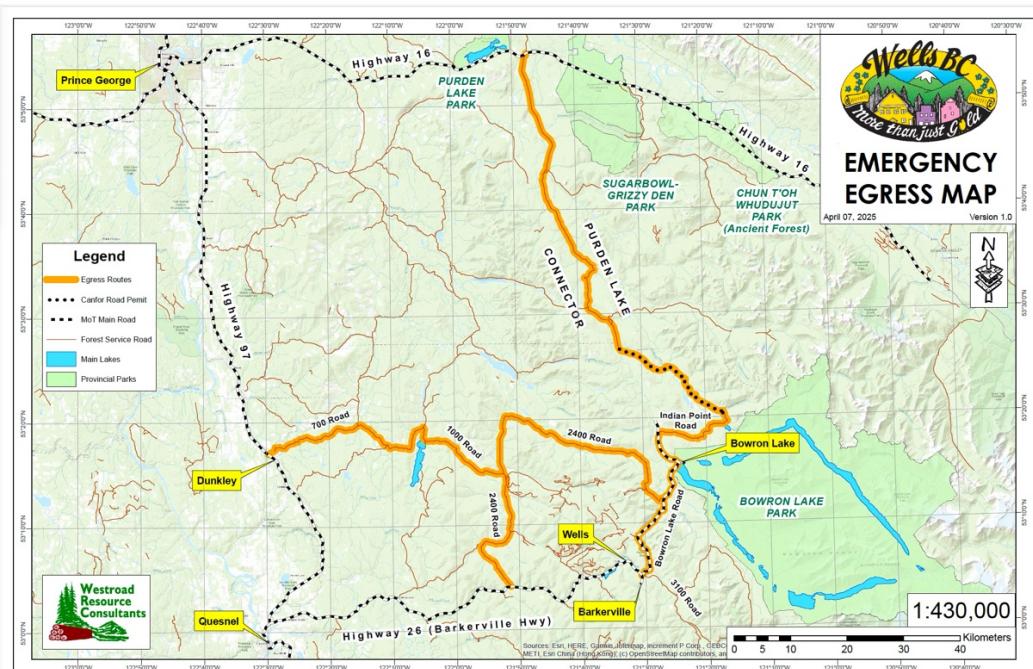
**P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells.
Discussions and Q & A ongoing.**



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- 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



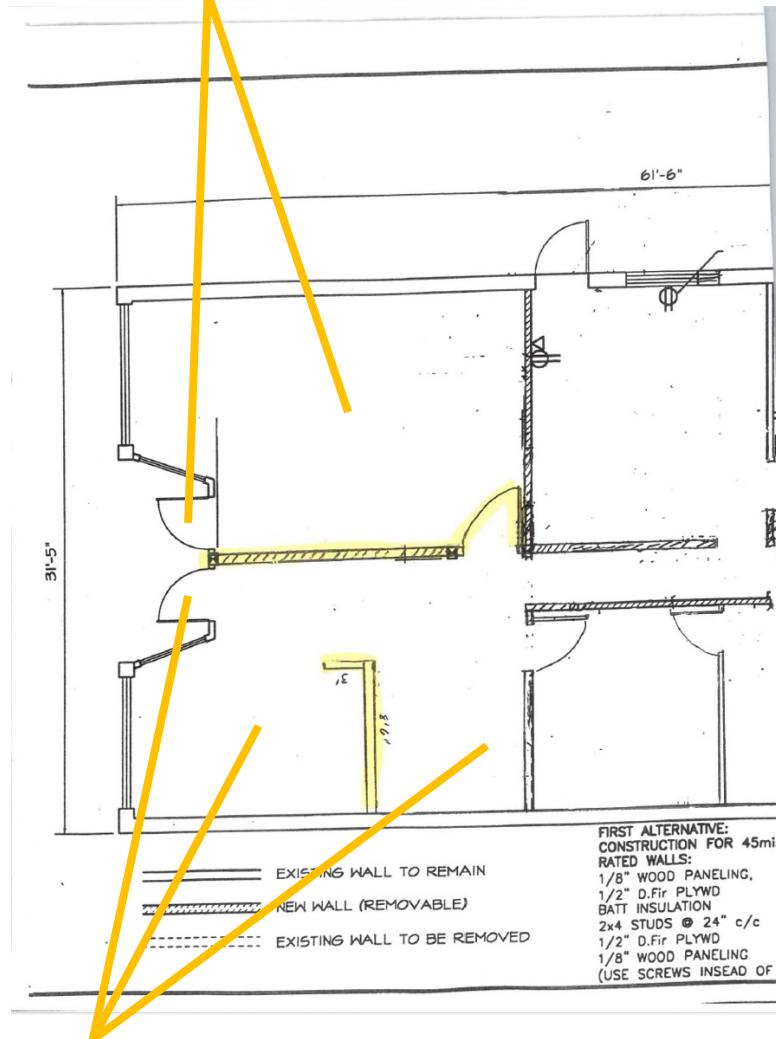
P042—Emergency Operation Centre—2026 Planning starting for Water Management and Wildfires.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- P044—District Operations Overall Improvements

District Office Refinements

- Council Chamber
- ESS (Emergency Support Services)
- EOC (Emergency Operations Centre)
- Council Committees Meeting Room
- Community Group and Business Meetings Area
- Other



- District Front Desk
- Public, Business, and Tourist Welcoming Area
- Other

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

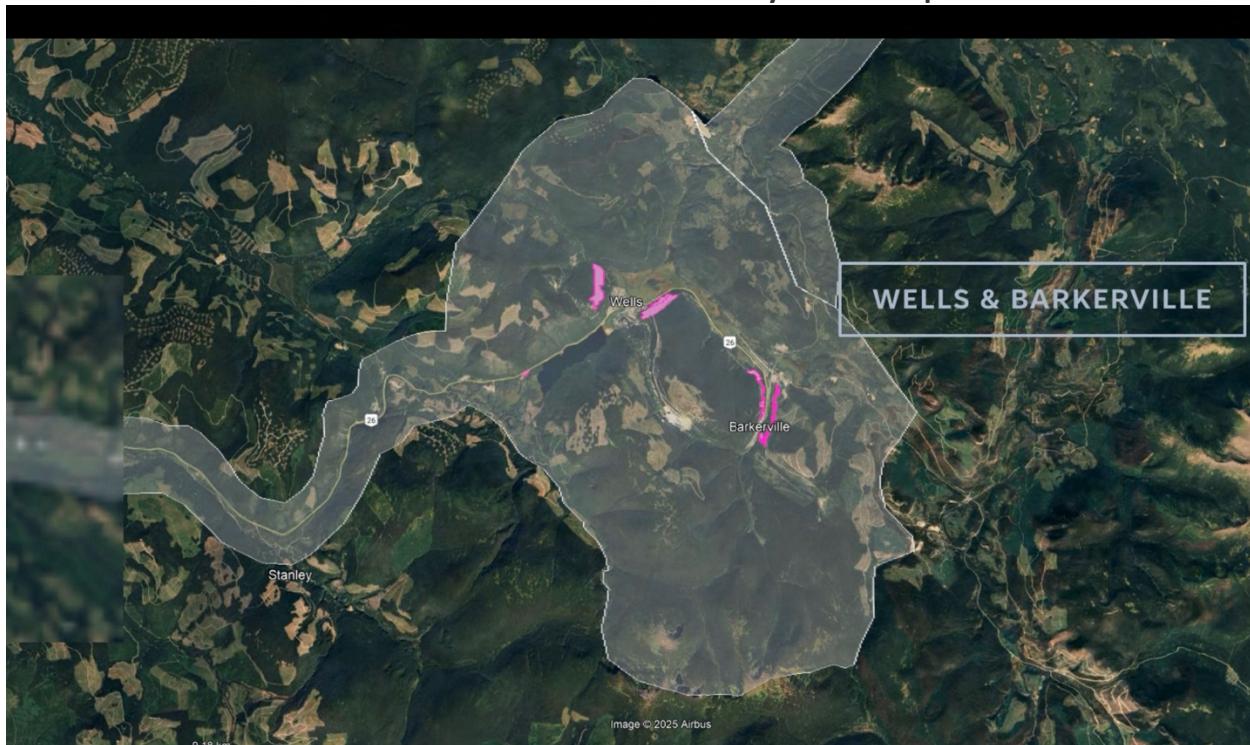
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.** (see Strategic Priorities section of the of agenda for Charter)
- P076— PROV BC—Disaster Risk Reduction—Phase 1—Lowhee Emergency Dike Repair (100% complete). **Claims and final reporting complete and re-embursed.**
- P079—2024 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 is nearly complete (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.**



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

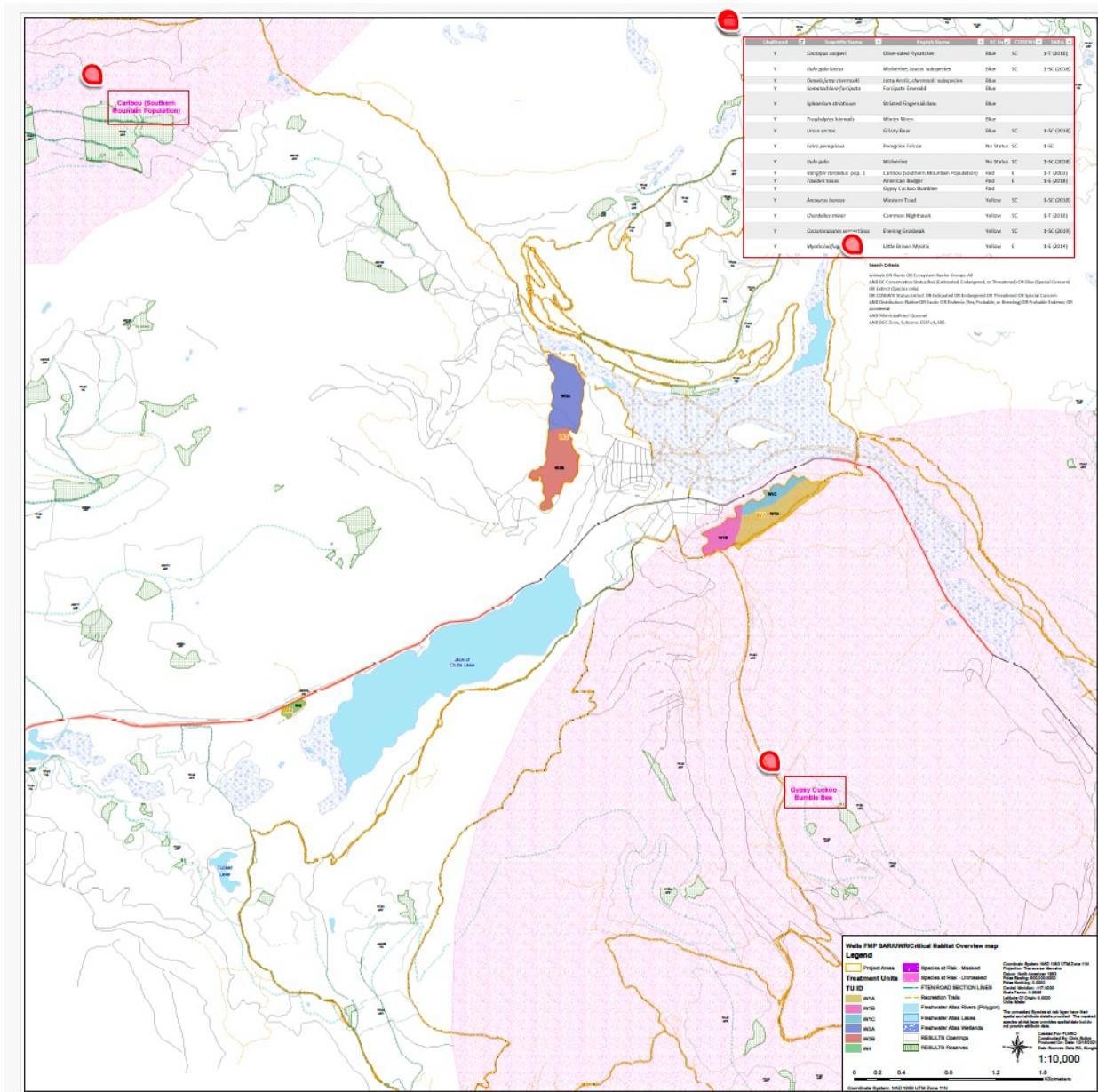
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project **(boundary of treatment draft below, and will be expanded)**
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry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

P103 Draft Wildfire Protection Study Area—Map 1



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 5.0 (posted at Wells.ca, Version 5.1 in-progress)
- Strategic Priorities Grid Update to Version 11
- Meeting Dates:

Regular Council Meeting Dates 2025

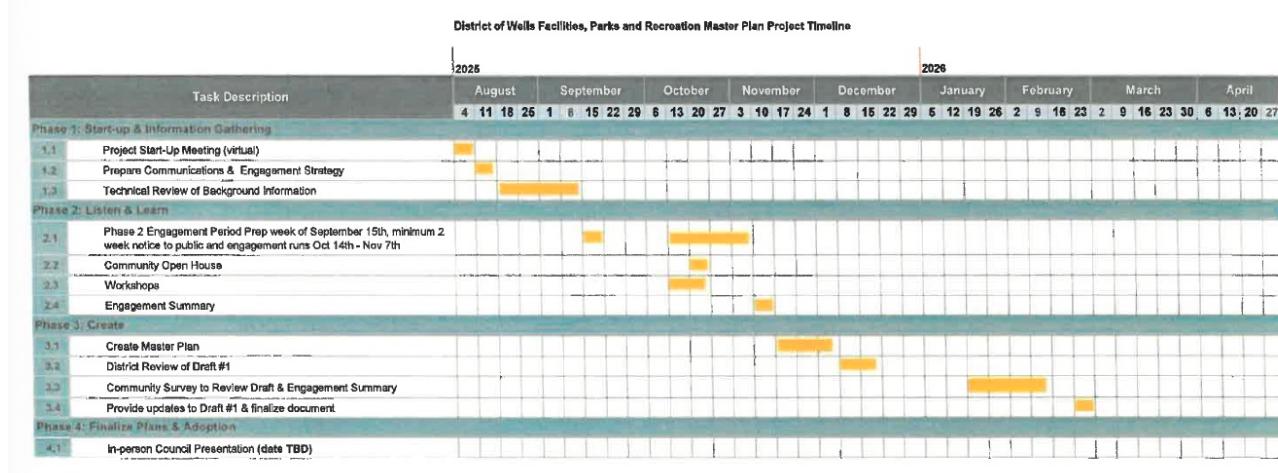
| | | | |
|------------------|------------------|-------------------|------------------------------|
| January 7, 2025 | January 21, 2025 | February 4, 2025 | February 18, 2025 |
| March 4, 2025 | March 18, 2025 | April 8, 2025 | April 22, 2025 |
| May 6, 2025 | May 22, 2025 | June 10, 2025 | June 24, 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 10, 2026 <i>(Replaces February 3, 2026)</i> | 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 | October 6, 2026 |
| 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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.2 CAO Reports

- 6.2.1 General Updates and Other
- 6.2.2 Finance Updates: 2024 Audit; 2025 Fiscal Year Status; and 2026 Budget
- 6.2.3 District Office Refinements
- 6.2.4 Bylaws Refinements—Noise; Dogs; Land Use, and other to start
- 6.2.5 Industrial Traffic on Residential Streets

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 February 10, 2026.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday February 10, 2026.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, January 20, 2026, 3:16 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky

PUBLIC GALLERY: Joy Peters

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-173 THAT Council at 3:16pm approves to call to order the Regular Council Meeting of Tuesday January 20, 2026.

Carried

1.2 Approval of the Agenda

25-174 THAT Council approves the agenda for the Regular Council Meeting of Tuesday January 20, 2026, as circulated with amendments.

Carried

2.0 MINUTES

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

- Spelling of Jaggar Clarke-Teodori to be corrected
- Eric Matzner as Westroad Consultants RFP
- Darryl Koekemoer stepping off to be corrected to “unsure of status as board member due to relocation, status to be determined.”

25-175 THAT Council approves the minutes for the Regular Council Meeting of Tuesday, December 9, 2025, as circulated, with friendly amendments.

Carried

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE – NIL

5.0 UNFINISHED BUSINESS

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

P002 Wastewater project

Mayor and staff are working with 3 government departments on permits for outflow line, drilling underground is feasible and may occur over next 3 months, requires consultation with 6 First Nations. Subdivision planning: Mayor and CAO will develop briefing document over next 6 weeks to answer public questions about potential 32-lot subdivision on Island Mountain.

P014 Wildfire protection

Hiring FireSmart coordinator is the remaining task.

P017 Osisko relationship

Osisko communications: CAO will meet weekly with Bill Heath (Osisko Director, Administration), Mayor will meet monthly with Vice President Dave Roleau, Osisko quarterly public open houses will continue. Community benefits plan is top priority for first quarter work with Osisko.

P018 Water system upgrade

Final auditor had 9 questions, Mayor Coleman submitting responses by Friday, January 23rd.

P020 Community forest

Community forest expansion: Pre-approved increase from 5,800 to 12,000+ cubic meters, focusing on Cow Mountain area for continuity of land in first two quarters of 2026. West Fraser is enthusiastic about District acquiring the proposed expansion area.

P022 Emergency response plan

Emergency planning updates will be completed over next 2 months.

P030 Contaminated sites remediation

Province is close to completing data analysis, expecting community presentation with detailed report in first two quarters of 2026.

P082 UBCM Disaster risk reduction

Lowhee phase 1 is fully closed and will appear in 2024 audit. Lowhee phase 2B-1: Berm construction nearly complete, expected done within 3 weeks despite winter challenges with pumps and frost blankets. Mayor received approval from Osisko today for sediment management letter for Lowhee 2B-2, letter finalized by Friday, January 23rd. Sediment trap project most likely scheduled for June, July, August unless weather permits earlier

P031 Water system replacement

Draft water management plan for Barkerville and Wells coming soon from Seneca Enterprises. Seneca Enterprises will provide wildfire protection area mapping in spring for Quesnel, Wells, Cottonwood, Likely, Barkerville, and Bowron.

Strategic Priorities document and Council transition

Mayor reformatted strategic priorities document to support seamless transition to new council after October 18th election. Document now organized with 3 pages of in-progress items at start, followed by completed items. Council will hold a committee of the whole session (2 to 2.5 hours) to walk through assessment document and provide input on priorities for 2026. Session will occur after 2024 audit is complete and 2025 final results are in so CAO understands

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

available resources. Strategic Priorities Charter has been moved into the strategic priorities document.

5.2 Committee Reports

5.2.1 Community Buildings and Lands Committee

Facilities and recreation master plan

Project consultant, L & M Engineering, held a discussion session with Community Buildings and Lands Committee on January 7th. Committee examined current state of facilities and recreation, gaps and challenges, trends, and priorities. Key issues raised: Ongoing maintenance needs, heavy reliance on volunteers creating inconsistency in trails and other work. Jack of Clubs Lake was discussed as an asset, with better understanding coming once contaminated site report is released. Official completion date for master plan report is February 23rd, may be pushed slightly but will be done by end of first quarter. Work plan includes presentation to Council by consultant.

6.0 MAYORS REPORT

6.1 Financial updates

2024 audit starting soon—accountant is reconciling bank accounts to monthly expenditures. 2024 is formally closed but adjustments still being made. New financial accounting system expected to speed up audit process. CAO working with financial consultant Gary Champagne on 2026 budget. Budget will come to council in formal form within 4 to 6 weeks, earlier than usual. District is in stable financial shape but reliant on ongoing external revenue streams.

6.2 Event road closure request

Council approved closure of portion of Pooley Street for snowshoe race on January 31st from 11 AM to 1 PM. Route includes Meadow Trail, boardwalk on Dawson, portion of Baker Street, Davies Road, and Pooley from Bowman. Council approved closure of Bowman Crescent corner (from empty lot beside John Aiken's house to driveway by Dave Jeffries) for Peter Corbett memorial on May 30th. Memorial closure will include port-a-potties on the river side. Both closures subject to notifying affected businesses and residences.

25-176 THAT Council approves road closures January 31, 2026, from 11am to 1pm - to include Meadow Trail, boardwalk on Dawson, a portion of Baker Street, Davies Road, and Pooley from Bowman to Hwy 26;

AND THAT Council approves road closure of Bowman Crescent corner adjacent to the Corbett studio for the Peter Corbett memorial May 30, 2026, time to be determined.

Carried

6.3 Council meeting schedule

2026 meeting schedule for election year. Councillor Funk identified gap in schedule—no meetings between September 8th and new council in November. Research showed no

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

prohibition on meetings during campaign period, and 2022 council held 2 meetings in October and 2 special meetings in early November. Council decided to align with Quesnel's approach and added October 6th, 2026 meeting. UBCM conference runs September 22nd to 24th, 2026 First meeting for new Council remains November 10th, 2026. Swearing-in ceremony will likely occur just before the regular November meeting.

25-177 THAT Council approves the addition of a Council Meeting October 6, 2026 Council meeting schedule.

Carried

6.4 CAO Report

Public Works completed annual water test for drinking water management system. All metals and other parameters fell within acceptable levels, results forwarded to Northern Health. Special lead test conducted at school at District's initiative (not required by Northern Health). Lead content at school is 1.34% of allowable maximum, or 74 times below acceptable amount. Virtually no lead concern anywhere in District unless homes have lead pipes internally, which none have been found to have.

25-178 THAT Council receive all reports as presented.

Carried

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Community Events and Announcements

- 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
- Event details available at whatsupinwells.com (maintained by Jillian from Wells Hotel)
- Next council meeting: February 10, 2026.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

7.0 ADJOURNMENT

7.1 Adjournment of the Regular Council meeting of Tuesday January 20, 2026.

25-179 THAT Council at 4:23pm adjourns the Regular Council meeting of Tuesday January 20, 2026.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Summary Notes Regular Council Meeting January 20, 2026

Overview

- Council added October 6th, 2026, to the meeting schedule to ensure continuity before the October 18, 2026, election
- Water quality testing showed excellent results—lead content at school is 1.34% of allowable maximum (74 times below acceptable level)
- Council approved road closures for snowshoe race on January 31st (11 AM to 1 PM, Pooley Street) and Peter Corbett memorial on May 30th (Bowman Crescent)
- Community Benefits Council Workshop scheduled for January 27th at 1:00 PM
- Facilities, Parks and Recreation master plan report due February 23rd
- 2024 audit underway with 2026 budget coming to Council within 4 to 6 weeks

Strategic priorities project updates

- Mayor Coleman provided updates on active strategic priority projects and reformatted the Strategic Priorities grid
- P002 wastewater project: Working with 3 government departments on permits for outflow line, drilling underground is feasible and may occur over next 3 months, requires consultation with 6 First Nations
- Subdivision planning: Mayor and CAO will develop briefing document over next 6 weeks to answer public questions about potential 32-lot subdivision on Island Mountain
- P1411 wildfire protection: Hiring FireSmart coordinator is the remaining task
- Osisko communications: CAO will meet weekly with Bill Heath (Osisko Director, Administration), Mayor will meet monthly with Vice President Dave Roleau, Osisko quarterly public open houses will continue
- Community benefits plan is top priority for first quarter work with Osisko
- Water system project (federal/provincial): Final auditor had 9 questions, Mayor Coleman submitting responses by Friday, January 23rd

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

- Community forest expansion: Pre-approved increase from 5,800 to 12,000+ cubic meters, focusing on Cow Mountain area for continuity of land in first two quarters of 2026
- West Fraser is enthusiastic about District acquiring the proposed expansion area
- Emergency planning updates will be completed over next 2 months
- Reclamation work: Province is close to completing data analysis, expecting community presentation with detailed report in first two quarters of 2026
- Lowhee phase 1 is fully closed and will appear in 2024 audit
- Lowhee phase 2B-1: Berm construction nearly complete, expected done within 3 weeks despite winter challenges with pumps and frost blankets
- Mayor received approval from Osisko today for sediment management letter for Lowhee 2B-2, letter finalized by Friday, January 23rd
- Sediment trap project most likely scheduled for June, July, August unless weather permits earlier
- Draft water management plan for Barkerville and Wells coming soon from Seneca Enterprises
- Seneca Enterprises will provide wildfire protection area mapping in spring for Quesnel, Wells, Cottonwood, Likely, Barkerville, and Bowron

Strategic Priorities document and Council transition

- Mayor reformatted strategic priorities document to support seamless transition to new council after October 18th election
- Document now organized with 3 pages of in-progress items at start, followed by completed items
- Council will hold a committee of the whole session (2 to 2.5 hours) to walk through assessment document and provide input on priorities for 2026
- Session will occur after 2024 audit is complete and 2025 final results are in so CAO understands available resources
- Strategic Priorities Charter has been moved into the strategic priorities document

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

2026 meeting schedule for election year

- Councillor Funk identified gap in schedule—no meetings between September 8th and new council in November
- Research showed no prohibition on meetings during campaign period, and 2022 council held 2 meetings in October and 2 special meetings in early November
- Council decided to align with Quesnel's approach and added October 6th, 2026 meeting
- UBCM conference runs September 22nd to 24th, 2026
- First meeting for new Council remains November 10th, 2026
- Swearing-in ceremony will likely occur just before the regular November meeting

Facilities and recreation master plan

- Project consultant, L & M Engineering, held a discussion session with Community Buildings and Lands Committee on January 7th
- Committee examined current state of facilities and recreation, gaps and challenges, trends, and priorities
- Key issues raised: Ongoing maintenance needs, heavy reliance on volunteers creating inconsistency in trails and other work
- Jack of Clubs Lake was discussed as an asset, with better understanding coming once contaminated site report is released
- Official completion date for master plan report is February 23rd, may be pushed slightly but will be done by end of first quarter
- Work plan includes presentation to Council by consultant

2024 audit and 2026 budget timeline

- 2024 audit starting soon—accountant is reconciling bank accounts to monthly expenditures
- 2024 is formally closed but adjustments still being made

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

- New financial accounting system expected to speed up audit process
- CAO working with financial consultant Gary Champagne on 2026 budget
- Budget will come to council in formal form within 4 to 6 weeks, earlier than usual
- District is in stable financial shape but reliant on ongoing external revenue streams

Road closures for community events

- Council approved closure of portion of Pooley Street for snowshoe race on January 31st from 11 AM to 1 PM
- Route includes Meadow Trail, boardwalk on Dawson, portion of Baker Street, Davies Road, and Pooley from Bowman
- Council approved closure of Bowman Crescent corner (from empty lot beside John Aiken's house to driveway by Dave Jeffries) for Peter Corbett memorial on May 30th
- Memorial closure will include port-a-potties on the river side
- Both closures subject to notifying affected businesses and residences

Water quality testing results

- Public Works completed annual water test for drinking water management system
- All metals and other parameters fell within acceptable levels, results forwarded to Northern Health
- Special lead test conducted at school at District's initiative (not required by Northern Health)
- Lead content at school is 1.34% of allowable maximum, or 74 times below acceptable amount
- Virtually no lead concern anywhere in District unless homes have lead pipes internally, which none have been found to have

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 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 FEBRUARY 10, 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 | Indigenous Partnerships | | 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 | Osisko MOU and Community Agreement | | | 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 | | DOW & Partners—Emergency and Prevention, Planning & Implementation | | | 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

TUESDAY FEBRUARY 10, 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 |
|----------|-----------|---|----------------|-----|-------|-------|----|----|-----|-----|-----|---|
| 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 | | |
| 4 | | Infrastructure | | | | | | | | | | |
| 4.1 | P002 | PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) | \$5,000,000 | 1 | 20-04 | 26-03 | x | x | x | | | |
| 4.2 | P018 | PROV BC, DOW & Partners—Water System Treatment Upgrade (SCF-MAH) (\$425,572 P & F; 213,285 DOW) | \$639,858 | 1 | 19-04 | 24-03 | x | x | x | x | x | |
| 4.3 | P031 | DOW & Partners—Water System Replacement Test Drilling Program & New Water Plant (Osisko) | \$7,000,000 | 2 | 22-12 | OG | x | x | x | | | |
| 4.4 | P106 | UBCM Strategic Priorities | \$7,000,000 | 2 | 25-09 | | x | x | | | | |
| 5 | | Planning, Housing, Community, Facilities Economic | | | | | | | | | | |
| 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 | | | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 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 |
|-----------|-----------|--|----------------|----|-------|-------|----|----|-----|-----|-----|---|
| 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 | | |
| A | | Appendix A—Complete | | | | | | | | | | |
| 1A | P006 | Indigenous Partnerships | | 1 | 22-04 | OG | x | x | x | | | |
| 2A | P017 | Osisko MOU and Community Agreement | | | 22-06 | OG | x | x | x | x | | |
| 3A | | 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 |
| 4A | | Infrastructure | | | | | | | | | | |
| 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 FEBRUARY 10, 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 |
|-----------|-----------|--|--------------------------------|-----|-------|-------|----|----|-----|-----|-----|---|
| 5A | | Planning, Housing, Community, Facilities Economic | | | | | | | | | | |
| 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 | | Appendix B—Operations | | | | | | | | | | |
| B.1 | P044 | DOW—Operations & Governance Improvement Plan | | 1/2 | 23-01 | OG | x | x | x | | | |
| B.2 | P044.1 | Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement | | 1/2 | 23-01 | | x | x | x | | | |
| B.3 | P044.2 | Pooley Street Retaining Wall | | 1 | | | 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 FEBRUARY 10, 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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Appendix M—Lhtako Dene Charter—Version 1.6



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

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 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 | Status |
|---------------------------------|------------------|---|--------------|------------|
| District of Wells Office | | | | |
| | DOW Off | De-clutter and Clean-up | | IP |
| 2024 | DOW Off | Basement Use, Furnace Room Fire Rated, and Completion of Construction | | IP |
| 2024 | DOW Off | Duct Cleaning and Furnace & Electrical Cleaning | 1,000 | IP |
| | DOW Off | Interior Building Ventilation Review and Improvement | 15,000 | IP |
| 2024 | | Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety | | IP |
| 2023 | DOW Off | Exterior Paint | \$3 sfoot | Estimating |
| 2023 | DOW Off | Broken Glass Panes Replacement | | C |
| 2023 | DOW Off | Propane Furnace Exhaust Review and Repair | | C |
| | DOW Off | Entrances Snow Protection | | |
| 2022 | DOW Off | Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant | | C |
| 2023 | DOW Off | Interior Painting | OpBud | C |
| | DOW Off | Maintenance Shop Replacement | | PL |
| | DOW Off | Concrete Lime Emulsion Treatment on Concrete | | IP |
| | DOW Off | Tractor? | | Rent or C |
| | DOW Off | Generators Upgrades—Buildings, Sewer, Water | | |
| 2023 | DOW Off | Radio Antenna Mast Repair | | C |
| | District General | Re-keying Facilities | | |

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING**TUESDAY FEBRUARY 10, 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 |
|------------------|----------|---|--------|----------|
| Fire Hall | | | | |
| 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"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service | | |
| | 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 Gyproc 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 | |

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 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 |
|-----------------------|----------|---|--------|----------|
| Community Hall | | | | |
| | 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 | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

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

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING**TUESDAY FEBRUARY 10, 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 | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

| 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. | | |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

| 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 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 |

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY FEBRUARY 10, 2026—3:15PM TO 4:30PM

IN-PERSON AND ONLINE (VIA ZOOM)

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—gypsum 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 | | |