

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
APRIL 30, 2026—5:00pm (Public Hearing) and MAY 1st, 2026—11:00am (3rd and Final Reading)
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

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

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

**Topic: Mayor Ed Coleman's Zoom Meeting—2026 04 30—5:00pm to 6:00pm (Thursday)
Public Budget Hearing Meeting**

Time: Apr 30, 2026 05:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83119018568?pwd=bnrraZbsWiwM3utd3bnT0DyabLcgZh.1>

Meeting ID: 831 1901 8568

Passcode: 928460

**Topic: Mayor Ed Coleman's Zoom Meeting—2026 05 01—11:00pm to 12:00pm (Friday)--
Budget Meeting (3rd, Final)**

Time: May 1, 2026 11:00 AM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81032164391?pwd=YKuKqr2u5qS6ITtVdgQlXEQvXtQvMc.1>

Meeting ID: 810 3216 4391

Passcode: 954014

**1.1 Call to Order and Agenda for the Public Budget Hearing meeting of Thursday April 30,
2026, 5:00pm OR Friday May 1st, 2026 Budget Meeting for Third and Final Readings**

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

1.3 Recommendation/s: THAT Council approves the meeting agenda as circulated.

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6.1 Mayor’s Report (and verbal updates)

6.1.1 Budget Information

6.1.2 Public Hearing (April 30th)

6.1.3 3rd and Final Readings (May 1st)

6.2 CAO Reports

6.2.1 Budget Information

6.3 Recommendation/s: THAT Council completes Budget Motions.

8.0 ADJOURNMENT

8.1 Adjournment of the meeting.

Recommendation/s: THAT Council at _____PM adjourns the meeting for Tuesday April 30, 2026 or May 1st.

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Finance and Budget Process Overview

Functions

Staff

- CAO—Chief Administration Office
- EDO & CFO—Economic Development and Chief Financial Officer
- FLI—Public Works Foreperson, Lands, and Infrastructure
- DC/CO—District Clerk and Corporation Officer
- CGP-CL—District of Wells Cariboo Gold Community Liaison
- Labourer(s) and Casual Staff

Facilities and Lands

- Wells Community Hall
- Wells Barkerville Community Cultural and Recreation Centre
- Wells District Office
- Wells Fire Hall
- Wells Visitors Centre
- Public Works and Facilities--Shops and Storage Buildings
- Outdoor Covered Ice Rink and Washroom Facility
- Ball Diamond and Other

Infrastructure

- Water
- Sewer
- Roads, Drainage, and Snow Removal
- Supplies, Vehicles, and Equipment

Utilities

- Power and Back-up Power
- Communications—cell, phone, satellite, other

Projects and Supplements

- Small
- Medium
- Large

Funds

- 01 General Government
- 02 General Capital
- 03 Water Capital
- 04 Sewer Capital
- 05 Water Operating
- 06 Sewer Operating
- 10 Projects

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Finance and Budget Process Overview Continued

Budget Process

- 2022 Audit (complete)
- 2023 Audit (in-progress)
- 2024 Audit (in-progress)
- Operating Budget and Five Year Financial Plan
- Projects Budget
- Committee of the Whole Budget Meeting
- Regular Council Meeting and Budget Meeting
- Budget Public Hearing
- Regular Council Meeting and Budget—Three Readings & Taxation Rates
- Regular Council Meeting—Budget Final Reading and Tax Rate Adoption

Known Revenue Sources to support Operating Budget

- Operating Budget Community Grant
- Frontage Taxes
- Municipal Tax Levi
- Community Forest
- UBCM Community Works
- Osisko Developments (preliminary)
- Other Revenues

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**DISTRICT OF WELLS
BYLAW NO. 202, 2026
A BYLAW OF THE DISTRICT OF WELLS RESPECTING THE FINANCIAL PLAN FOR THE FIVE-YEAR PERIOD
JANUARY 1, 2026 TO DECEMBER 31, 2030**

(PAGES 1 TO 10)

WHEREAS Section 165 (1) of the Community Charter requires the District Council to have a financial plan that is adopted by bylaw; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed financial plan in accordance with Section 166 of the Community Charter.

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. That Schedule "A", as attached hereto and made part of this bylaw, is hereby adopted as the Five-Year Financial Plan of the District of Wells for the years 2026 to 2030.
2. That Schedule "B", as attached and made part of this bylaw, is hereby adopted as the 5-year Financial Plan Statement of the District of Wells for the years 2026 to 2030.
3. This Bylaw may be cited for all purposes as the "District of Wells Financial Plan Bylaw No. 202, 2026".
READ FIRST READING this 28th day of April, 2026.
READ SECOND READING this 28th day of April, 2026,
READ THIRD READING this 30th day of April, 2026,
READ FINAL READING this 1st day of May, 2026.

Ed Coleman, Mayor

Jerry Dombowsky, CAO

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 202, 2026 duly passed by the Council of the District of Wells on this 1st day of May, 2026

Jerry Dombowsky, CAO

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**DISTRICT OF WELLS
BYLAW NO. 202, 2026 Five Year Financial Plan
Schedule A (Page 2 to 8)**

GENERAL OPERATING

Account description	Budget 2026	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2030
MUNICIPAL TAXES LEVIED					
Gen. & Debt - Residential	- 64,075	- 65,997	- 67,977	- 70,016	- 72,117
Gen. & Debt - Utilities	- 3,740	- 3,852	- 3,968	- 4,087	- 4,209
Gen. & Debt - Major Industry	-	-	-	-	-
Gen. & Debt - Lite Industry	- 962	- 991	- 1,021	- 1,051	- 1,083
Gen. & Debt - Business/Other	- 34,525	- 35,561	- 36,628	- 37,726	- 38,858
Gen. & Debt - Recreational	- 540	- 556	- 573	- 590	- 608
Total Municipal Taxes Levied	- 103,842	- 106,957	- 110,166	- 113,471	- 116,875
FRONTAGE TAXES					
Sewer Parcel Taxes	- 39,690	- 40,881	- 42,107	- 43,370	- 44,671
Water Parcel Taxes	- 47,092	- 48,505	- 49,960	- 51,459	- 53,002
Garbage Parcel Taxes	- 3,920	- 4,038	- 4,159	- 4,283	- 4,412
Total Frontage Taxes	- 90,702	- 93,423	- 96,226	- 99,113	- 102,086
1% TAXES					
BC Telephone (Sect 353)	- 976	- 1,005	- 1,035	- 1,067	- 1,098
BC Hydro (Sect 353)	- 4,684	- 4,825	- 4,970	- 5,119	- 5,272
Total 1% Taxes	- 5,660	- 5,830	- 6,005	- 6,185	- 6,371
GRANTS IN LIEU OF TAXES					
GIL-Federal Government	- 8,708	- 8,969	- 9,238	- 9,515	- 9,801
GIL-Provincial Government	- 3,299	- 3,398	- 3,500	- 3,605	- 3,713
Total Grants in lieu of taxes	- 12,007	- 12,367	- 12,738	- 13,120	- 13,514
SERVICES PROVIDED TO OTHER GOVERNMENTS					
Barkerville Fire Siproession Agreement	- 2,000	- 2,060	- 2,122	- 2,185	- 2,251
CRD Fire Protection Tax Transfer	- 1,883	- 1,939	- 1,998	- 2,058	- 2,119
Street Lighting-Prov. Government	- 835	- 860	- 886	- 912	- 940
Total Services Provided to Other Governmen	- 4,718	- 4,860	- 5,005	- 5,155	- 5,310
GARBAGE COLLECTION SERVICES					
Commercial Garbage Collection Fees	- 6,296	- 6,485	- 6,679	- 6,880	- 7,086
Residential Garbage Collection Fees	- 7,280	- 7,498	- 7,723	- 7,955	- 8,194
Total Garbage Collection Services	- 13,576	- 13,983	- 14,403	- 14,835	- 15,280
LICENSES & PERMITS					
Building/Plumbing Permits	- 5,000	- 5,150	- 5,305	- 5,464	- 5,628
Sub-Division/Rezone/Variance Fees Permits	- 1,500	- 1,545	- 1,591	- 1,639	- 1,688
Total Licenses & Permits	- 6,500	- 6,695	- 6,896	- 7,103	- 7,316

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RENTALS

Community Hall Rentals	-	5,000	-	5,150	-	5,305	-	5,464	-	5,628
CRD Library Agreement	-	5,985	-	6,165	-	6,349	-	6,540	-	6,736
Wells-Barkerville School Rentals	-	2,000	-	2,060	-	2,122	-	2,185	-	2,251
School District 28 Agreement	-	7,500	-	7,725	-	7,957	-	8,195	-	8,441
Total Rentals	-	20,485	-	21,100	-	21,733	-	22,385	-	23,056

INVESTMENT INCOME

Interest on Investments	-	-	-	-	-	-	-	-	-	-
Total Investment Income	-	-	-	-	-	-	-	-	-	-

PENALTIES & INTEREST ON TAXES

Penalty on Current Taxes	-	3,500	-	3,605	-	3,713	-	3,825	-	3,939
Interest on Arrears Taxes	-	2,400	-	2,472	-	2,546	-	2,623	-	2,701
Interest on Delinquent Taxes	-	600	-	618	-	637	-	656	-	675
Total Penalties & Interest on Taxes	-	6,500	-	6,695	-	6,896	-	7,103	-	7,316

OTHER INCOME

Tax Sale Income	-	-	-	-	-	-	-	-	-	-
Fitness Centre Memberships	-	4,000	-	4,120	-	4,244	-	4,371	-	4,502
Osisko Agreement(s)	-	250,000	-	314,791	-	322,131	-	333,295	-	344,793
Miscellaneous Revenue	-	5,000	-	27,260	-	27,260	-	27,260	-	27,260
Community Forest Agreement(s)	-	250,000	-	257,500	-	265,225	-	273,182	-	281,377
Total Other Income	-	509,000	-	603,671	-	618,860	-	638,108	-	657,932

UNCONDITIONAL GRANTS

Prov Gov't - Small Community Prot. Grant	-	389,000	-	400,670	-	412,690	-	425,071	-	437,823
Total Unconditional Grants	-	389,000	-	400,670	-	412,690	-	425,071	-	437,823

CONDITIONAL GRANTS

Visitor Information Centre	-	15,000	-	50,000	-	50,000	-	50,000	-	50,000
Access to Health Transit	-	27,263	-	20,000	-	20,000	-	20,000	-	20,000
Total Conditional Grants	-	42,263	-	70,000	-	70,000	-	70,000	-	70,000

TRANS FR OWN RESERVE ACCTS & SURPLUS

Transfer from Reserves	-	111,197	-	114,533	-	117,969	-	121,508	-	125,153
Total Trans fr Own Reserve Accts & Surplus	-	111,197	-	114,533	-	117,969	-	121,508	-	125,153

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COLLECTIONS FOR OTHER GOVTS

Provincial School Tax	-	94,222	-	97,049	-	99,960	-	102,959	-	106,048
Regional Hospital	-	30,243	-	31,150	-	32,085	-	33,047	-	34,039
Municipal Finance Authority		-		-		-		-		-
B C Assessment Authority	-	1,587	-	1,634	-	1,683	-	1,734	-	1,786
Regional District (Admin & Library)	-	28,264	-	29,112	-	29,985	-	30,885	-	31,811
Rural Refuse - CRD	-	15,955	-	16,434	-	16,927	-	17,434	-	17,957
Policing Costs Recovery Tax	-	13,257	-	13,655	-	14,064	-	14,486	-	14,921
Total Collections for Other Govts	-	183,528	-	189,033	-	194,704	-	200,545	-	206,562
TOTAL REVENUES	-	1,498,978	-	1,649,817	-	1,694,290	-	1,743,701	-	1,794,594

LEGISLATIVE COSTS

Council Remuneration	58,000	59,740	61,532	63,378	65,280
Council Employer Costs	2,002	2,062	2,124	2,188	2,253
Memberships & Subscriptions	2,500	2,575	2,652	2,732	2,814
Council Travel & Conferences	20,000	20,600	21,218	21,855	22,510
Council Contingency & Hosting	5,000	5,150	5,305	5,464	5,628
Total Legislative Costs	87,502	90,127	92,831	95,616	98,484

ADMINISTRATION (HUMAN RESOURCES)

Staff Salaries	254,000	307,970	317,209	326,725	336,527
Staff Employer Costs	54,000	60,641	62,460	64,334	66,264
Bylaw Updates Staff & Employer Costs	2,500				
Memberships	6,000	6,180	6,365	6,556	6,753
Travel & Conferences	6,000	6,180	6,365	6,556	6,753
Staff Training	500	515	530	546	563
Total Administration (Human Resources)	323,000	381,486	392,931	404,719	416,860

ADMINISTRATION (GENERAL)

Telephone	12,000	12,360	12,731	13,113	13,506
Internet	2,400	2,472	2,546	2,623	2,701
Statutory Advertising	300	309	318	328	338
Office Supplies and Equipment	5,000	5,150	5,305	5,464	5,628
Consulting Fees	20,000	20,600	21,218	21,855	22,510
Municipal Software & IT Services	25,000	25,750	26,523	27,318	28,138
Copy machine & Service Contract	3,000	3,090	3,183	3,278	3,377
Audit Fees	25,000	25,750	26,523	27,318	28,138
Legal Fees	10,000	10,300	10,609	10,927	11,255
Fire & Liability Insurance	50,503	52,018	53,579	55,186	56,842
Voyent Alert System	800	824	849	874	900
Planning Support	1,000	1,030	1,061	1,093	1,126
General Expense, Postage, Freight	2,800	2,884	2,971	3,060	3,151
Tax Sale Costs	-	-	-	-	-
Total Administration (General)	157,803	162,537	167,413	172,436	177,609

ELECTION EXPENSES

ELECTIONS	5,000	1	1	1	1
Total Election Expenses	5,000	1	1	1	1

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UTILITY ADMINISTRATION TRANSFERS

Admin Rec - Water Department	69,429.65	71,513	73,658	75,868	78,144
Admin Rec - Sewer Department	62,679.25	64,560	66,496	68,491	70,546
Total Utility Administration Transfers	132,109	136,072	140,154	144,359	148,690

COMMUNITY HALL

WCH Building Repairs & Maintenance	8,000	8,240	8,487	8,742	9,004
WCH Telephone	850	876	902	929	957
WCH Electrical	4,900	5,047	5,198	5,354	5,515
WCH Fuel	16,500	16,995	17,505	18,030	18,571
Total Community Hall	30,250	31,158	32,092	33,055	34,047

ICE RINK

Ice Rink Repairs and Maintenance	2,000	2,060	2,122	2,185	2,251
Ice Rink Electricity	300	309	318	328	338
Total Ice Rink	2,300	2,369	2,440	2,513	2,589

BALL DIAMOND SHED

Ball Diamond Repairs and Maintenance	100	103	106	109	113
Ball Diamond Electricity	150	155	159	164	169
Total Ball Diamond Shed	250	258	265	273	281

MUNICIPAL HALL

Town Hall Building Repairs & Maintenance	2,100	2,163	2,228	2,295	2,364
Town Hall Electricity	2,800	2,884	2,971	3,060	3,151
Town Hall Fuel	5,000	5,150	5,305	5,464	5,628
Total Municipal Hall	9,900	10,197	10,503	10,818	11,143

WELLS/BARKERVILLE SCHOOL

Fitness Centre Expenses	1,000	1,030	1,061	1,093	1,126
Geothermal Monitoring & Phone	1,050	1,082	1,114	1,147	1,182
School Maintenance	5,000	5,150	5,305	5,464	5,628
School Electricity	14,000	14,420	14,853	15,298	15,757
School Fuel	10,000	10,300	10,609	10,927	11,255
Total Wells/Barkerville School	31,050	31,982	32,941	33,929	34,947

FIRE BRIGADE - GENERAL

Firehall Telephone	890	917	944	973	1,002
Fire Service Inspection	4,000	4,120	4,244	4,371	4,502
Fire Hall Supplies & Equip	3,000	3,090	3,183	3,278	3,377
Fire Dept Travel & Conferences	1,200	1,236	1,273	1,311	1,351
Fire Practice and Training	5,000	5,150	5,305	5,464	5,628
Group Life/WCB For Volunteers	1,300	1,339	1,379	1,421	1,463
Total Fire Brigade - General	15,390	15,852	16,327	16,817	17,322

FIRE BRIGADE - COMMUNICATIONS

Com Gear Repairs & Repl	500	515	530	546	563
Radio Licence	1,000	1,030	1,061	1,093	1,126
Total Fire Brigade - Communications	1,500	1,545	1,591	1,639	1,688

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FIRE BRIGADE - FIRE HALL					
Firehall Building Repairs & Maintenance	2,000	2,060	2,122	2,185	2,251
Firehall Propane	4,900	5,047	5,198	5,354	5,515
Firehall Electricity	3,900	4,017	4,138	4,262	4,389
Total Fire Brigade - Firehall	10,800	11,124	11,458	11,801	12,155
FIRE BRIGADE - VEHICLES					
Fire Trucks	12,000	12,360	12,731	13,113	13,506
Total Fire Brigade - Vehicles	12,000	12,360	12,731	13,113	13,506
BUILDING INSPECTION					
Building Inspection Service Contract	2,500	2,575	2,652	2,732	2,814
Total Building Inspection	2,500	2,575	2,652	2,732	2,814
PUBLIC WORKS - GENERAL					
Public Works Labor	159,000	199,923	205,921	212,098	218,461
PW Employment Costs	24,000	38,287	39,436	40,619	41,837
Public Works Road Maint Contracts	130,000	133,900	137,917	142,055	146,316
PW Supplies & Materials	7,500	7,725	7,957	8,195	8,441
Ditching and Drainage	5,000	5,150	5,305	5,464	5,628
Vehicles	9,000	9,270	9,548	9,835	10,130
Total Public Works - General	334,500	394,255	406,083	418,265	430,813
PUBLIC WORKS - STREET LIGHTING					
St. Light Electricity	7,900	8,137	8,381	8,633	8,892
Total Public Works - Street Lighting	7,900	8,137	8,381	8,633	8,892
PUBLIC WORKS - GARBAGE COLLECTION					
Public Works - Garbage Collection Contract	18,625	19,184	19,759	20,352	20,963
Total Public Works - Garbage Collection	18,625	19,184	19,759	20,352	20,963
COMMUNITY DEVELOPMENT					
Website Maintenance	-	-	-	-	-
Marketing and Economic Development	4,000	4,120	4,244	4,371	4,502
Community Bus	24,640	27,260	27,260	27,260	27,260
Community Events	1,500	1,545	1,591	1,639	1,688
Local Grants In Aid	12,500	12,875	13,261	13,659	14,069
Total Community Development	42,640	45,800	46,356	46,929	47,519

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DEBT SERVICES					
Interest & Bank Charges	2,500	2,575	2,652	2,732	2,814
Total Debt Services	2,500	2,575	2,652	2,732	2,814
TRANS TO OWN FUNDS & RESERVES					
Transfer to Water Operating Fund	47,092	48,505	49,960	51,459	53,002
Transfer to Sewer Operating Fund	39,690	40,881	42,107	43,370	44,671
Transfer to General Capital Fund	-	-	-	-	-
Transfer to Water Capital Fund	-	-	-	-	-
Transfer to Previous Year	-	-	-	-	-
Transfer to Furture Year Gen. Op. Fund	-	-	-	-	-
Total Trans to Own Funds & Reserves	86,782	89,385	92,067	94,829	97,674
COLLECTIONS FOR OTHER GOVERNMENTS					
Provincial School	94,222	97,049	99,960	102,959	106,048
Regional Hospital	30,243	31,150	32,085	33,047	34,039
Municipal Finance Authority	-	-	-	-	-
B/C Assessment Authority	1,587	1,634	1,683	1,734	1,786
Regional District (Admin & Library)	28,264	29,112	29,985	30,885	31,811
Regional District - Rural Refuse	15,955	16,434	16,927	17,434	17,957
BC School/Police Taxes	13,257	13,655	14,064	14,486	14,921
Total Collections for Other Governments	183,528	189,033	194,704	200,545	206,562
TOTAL EXPENSES	1,498,929	1,639,146	1,687,502	1,737,309	1,788,611
GENERAL OPERATING FUND BALANCE	0.00	-10621.00	-6736.00	-6339.00	-5928.00

WATER FUND						
<u>Account description</u>	<u>Budget 2026</u>	<u>Forecast 2027</u>	<u>Forecast 2028</u>	<u>Forecast 2029</u>	<u>Forecast 2029</u>	
SALE OF SERVICE						
Water User Fees	-54936 -	56,584 -	58,282 -	60,030 -	61,831	
Water Service Connection Fees	-1200 -	1,236 -	1,273 -	1,311 -	1,351	
Total Sale of Service	- 56,136.00 -	57,820 -	59,555 -	61,341 -	63,182	
OTHER REVENUE						
Water Service On & Off Charges	-250 -	258 -	265 -	273 -	281	
Total Other Revenue	- 250.00 -	258 -	265 -	273 -	281	
TRANSFERS FROM OWN SOURCES						
General Revenue - Parcel Taxes Water	-47092.00 -	48,505 -	49,960 -	51,459 -	53,002	
Total Transfers from Own Sources	- 47,092.00 -	48,505 -	49,960 -	51,459 -	53,002	
TOTAL REVENUES	- 103,478.00 -	106,582 -	109,780 -	113,073 -	116,465	
ADMINISTRATION						
Administration Transfer to Gen Rev	58128.00	59,872	61,668	63,518	65,424	
Utility Conference, Travel, Training	0.00	-	-	-	-	
Water Permits & Licenses	900.00	927	955	983	1,013	
Total Administration	59,028.00	60,799	62,623	64,501	66,437	

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DISTRIBUTION SYSTEM					
New Service Connection-Water	3000.00	3,090	3,183	3,278	3,377
Water Dist. Materials	5000.00	5,150	5,305	5,464	5,628
Water Dis. Maintenance	10000.00	10,300	10,609	10,927	11,255
Water System Testing	1200.00	1,236	1,273	1,311	1,351
Total Distribution System	19,200.00	19,776	20,369	20,980	21,610
WATER SYSTEM FACILITIES					
Water Facilities Telephone	1000.00	1,030	1,061	1,093	1,126
Water System Alarm Monitoring	250.00	258	265	273	281
Water Facility Repairs and Maint.	10000.00	10,300	10,609	10,927	11,255
Water Filter Operations	0.00	-	-	-	-
Water Pump House Electricity	9000.00	9,270	9,548	9,835	10,130
Total Water System Facilities	20,250.00	20,858	21,483	22,128	22,792
HYDRANTS					
Hydrant Maintenance	5000.00	5,150	5,305	5,464	5,628
Total Hydrants	5,000.00	5,150	5,305	5,464	5,628
TOTAL EXPENSES	103,478	106,582	109,780	113,073	116,465
WATER FUND BALANCE	0.00	0.00	0.00	0.00	0.00

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SEWER FUND						
Account description	Budget 2026	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2029	
SALE OF SERVICE						
Sewer Utility User Fees	-49401.00	- 50,883	- 52,410	- 53,982	- 55,601	
Sewer Service Connection Fees	-2400.00	- 2,472	- 2,546	- 2,623	- 2,701	
Total Sale of Service	- 51,801	- 53,355	- 54,956	- 56,604	- 58,302	
TRANSFERS FROM OWN SOURCES						
Sewer Parcel Taxes	- 39,690	- 40,881	- 42,107	- 43,370	- 44,671	
Total Transfers from Own Sources	- 39,690	- 40,881	- 42,107	- 43,370	- 44,671	
TOTAL REVENUES	- 91,491	- 94,236	- 97,063	- 99,975	- 102,974	
ADMINISTRATION						
Administration Transfer to Gen Rev	47858.00	49,294	50,773	52,296	53,865	
Sewer Permits & Licenses	400.00	412	424	437	450	
Total Administration	48,258	49,706	51,197	52,733	54,315	
COLLECTION SYSTEM						
New Sewer Connection Charges	2400.00	2,472	2,546	2,623	2,701	
Sewer Line Annual Flushing	10000.00	10,300	10,609	10,927	11,255	
Sewer System Repairs & Maint.	7533.00	7,759	7,992	8,232	8,478	
Total Collection System	19,933	20,531	21,147	21,781	22,435	
SEWER SYSTEM FACILITIES						
Sewer Facilities Telephone	1500.00	1,545	1,591	1,639	1,688	
Sewer Facility Alarm Monitoring	300.00	309	318	328	338	
Sewer Lift Station Electricity	2500.00	2,575	2,652	2,732	2,814	
Sewer Lift Station Fuel	500.00	515	530	546	563	
Sewer Lift Station Repair and Maint.	5000.00	5,150	5,305	5,464	5,628	
Total Sewer System Facilities	9,800	10,094	10,397	10,709	11,030	
SEWER SYSTEM FACILITIES						
Sewer Lagoon Repairs & Maint	5000.00	5,150	5,305	5,464	5,628	
Sewer Facilities Electricity	8000.00	8,240	8,487	8,742	9,004	
Sewer - Environmental Testing	500.00	515	530	546	563	
Total Sewer System Facilities	13,500	13,905	14,322	14,752	15,194	
TOTAL EXPENSES	91,491	94,236	97,063	99,975	102,974	
SEWER CAPITAL FUND BALANCE	0.00	0.00	0.00	0.00	0.00	

Schedule “B”
Financial Plan – Bylaw No. 202, 2026
(Pages 9 & 10)

Policy:

Council reviews the source of revenues for the District of Wells annually during the Five-Year planning process. Through this Process, Council considers the tax burden, user fees, and other sources of funding in proportion to the planned services and expenditure programme for the District. Council determines the appropriateness of the level of services and expenditures in relation to the available funding sources and the impact or the burden of costs for these services and expenditures between property taxes, user fees and other sources of funding and considers if changes to the allocation of funding sources should be implemented.

Objective:

To review the appropriateness of total revenue proposed to come from each funding sources for the planned services and expenditures and to ensure the sustainability of the funding sources to continue to provide the services in the future.

The distribution rates of Property Taxes among the property classes:

Table (2) provides the distribution of property taxes rates to determine the revenue among the property classes. The practice of Council has been to set tax rates in order to maintain tax stability. This is accomplished by maintaining the proportionate relationship provided below between the property classes, while taking into account new construction values, deletions from the tax roll and changes in property classes, and assessment changes that are considered to be significant and affect the proportionate relationship. Council reviews the proportionate relationships between classes caused by the various factors and attempts to ensure a reasonable and fair allocation of taxes between classes to provide for the services identified within the Five-Year Financial Plan. This practice allows taxpayers in the municipality to be confident that in any year, their property tax bill will increase proportionately to the increase in tax revenue required year over year, taking into account assessment increases of their property to the assessment class average.

Table (2)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT

	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL
1	Residential	2.194673501
2	Utility	21.67240082
3	Supportive Housing	2.194673501
4	Major Industry	25.09949323
5	Light Industry	9.963817694
6	Business/other	8.668960328
7	Managed Forest	2.194673501
8	Rec/non-profit	2.194673501
9	Farm	2.194673501

Policy:

The tax policy of Council in setting the distribution of property taxes over time may take into consideration factors such as significant new, or loss of investment in the community, philosophy of taxing apportionment, economic factors or initiatives to maintain, promote or encourage specific sectors with respect to investment in the community. As part of the establishment of the annual tax rates, Council reviews the distribution of taxes between tax classes and the appropriateness of the allocation.

Objective:

To provide a fair and reasonable tax allocation policy between tax classes to provide a suitable level of community services on an affordable basis to residential and non-residential property classes.

The use of Permissive tax Exemptions:

The Annual Municipal Report for 2022 contains a list of permissive exemptions granted for the taxation year and the amount of tax foregone. This list demonstrates the policy of Council that permissive exemptions are granted to not-for-profit institutions that form a valuable part of, and provide services, to our community. These include religious institutions, historical societies, some recreational facilities, service and cultural organizations.

Policy:

Council will continue to support local not-for-profit organizations through permissive tax exemptions that provide beneficial services to the community. Where appropriate, Council may consider utilizing its expanded power under the *Community Charter* to provide permissive tax exemptions to property owners to contribute to our community in beneficial ways. These may include investments made in greenhouse gas reduction technology or alternative energy, the provision of affordable housing, or revitalization of buildings or areas of the municipality.

Objective:

Council will examine its permissive tax exemption policy to determine if it should be expanded in the future to include new opportunities as allowed under the *Community Charter*.

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District of Wells

**BYLAW No. 203, 2026
(Pages 11 & 12)**

A Bylaw for the Levying of Tax Rates for Municipal, Regional Hospital, and Regional District purposes for 2026

WHEREAS the Community Charter allows a Municipal Council to impose rates on all taxable land and improvements according to their assessed value to provide the money required for various lawful purposes:

AND WHEREAS the District of Wells is required to collect taxes and other levies imposed on taxable land and improvements according to their assessed value on behalf of the Cariboo Regional District, and the Cariboo Chilcotin Regional Hospital District:

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. The following rates are imposed and levied on all taxable land and improvements for the year 2026:

Column A--For the general purposes of the District of Wells on the General Taxable values of land and improvements, the rates appearing in Column "A" of Schedule "A" attached hereto and forming a part hereof;

Column C--For the general purposes of the Cariboo Regional District Admin Taxable values of land and improvements, the rates appearing in Column "C" of Schedule "A" attached hereto and forming a part hereof.

Column D--For the rural refuse purposes of the Cariboo Regional District on the General Taxable values of land and improvements, the rates appearing in Column "D" of Schedule "A" attached hereto and forming a part hereof;

Column E--For the general purposes of the Regional Hospital District on the Hospital Taxable values of land and improvements, the rates appearing in Column "E" of Schedule "A" attached hereto and forming a part hereof;

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2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. Tax Payments must be received by July 2, 2026 or will be considered late and subject to a 10% penalty on all amounts outstanding including unclaimed Home Owner Grants.
4. This Bylaw shall be cited for all purposes as “Tax Rates Bylaw No. 203, 2026”.

READ A FIRST TIME this 28th day of April, 2026

READ A SECOND TIME this 28th day of April, 2026

READ A THIRD TIME this 30th day of April, 2026

FINALLY READ AND ADOPTED this 1st day of May, 2026

Ed Coleman, Mayor

Jerry Dombowsky, CAO

I hereby certify that the foregoing is a true and correct copy of the original bylaw No. 203, 2026 duly passed by the Council of the District of Wells on this 1st day of May, 2026.

Jerry Dombowsky, CAO

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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**DISTRICT OF WELLS BYLAW No. 203, 2026
SCHEDULE "A"**

**SCHEDULE OF TAX RATES FOR THE YEAR 2026
TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT**

TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT									
		A	B	C	D	E	F	G	H
	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	SCHOOL TAX	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL	MFA	BCAA	POLICE TAX
01	Residential	2.19467	2.38950	0.70352	0.33763	0.75248	0.00020	0.03810	0.35200
02	Utility	21.67240	12.06000	2.46231	3.33409	2.63369	0.00070	0.41420	1.23190
03	Supportive Hous	2.19467	0.10000	0.70352	0.33763	0.75248	0.00020	0.00000	0.10000
04	Major Industry	30.00000	1.62000	2.39196	3.86131	2.55844	0.00070	0.44880	1.19670
05	Light Industry	9.96382	4.04000	2.39196	1.53284	2.55844	0.00070	0.11270	1.19670
06	Business/other	8.66896	4.04000	1.72362	1.33363	1.84358	0.00050	0.11300	0.86240
07	Managed Forest	2.19467	2.23000	2.11055	0.33763	2.25745	0.00060	0.26420	1.05600
08	Rec/non-profit	2.19467	2.38000	0.70352	0.33763	0.75248	0.00020	0.03910	0.35200
09	Farm	2.19467	7.67000	0.70352	0.33763	0.75248	0.00020	0.03500	0.35200

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**DISTRICT OF WELLS BYLAW No. 203, 2026
SCHEDULE "A"**

**SCHEDULE OF TAX RATES FOR THE YEAR 2026
TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT**

TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT									
		A	B	C	D	E	F	G	H
	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	SCHOOL TAX	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL	MFA	BCAA	POLICE TAX
01	Residential	2.19467	2.38950	0.70352	0.33763	0.75126	0.00020	0.03810	0.35200
02	Utility	21.67240	12.06000	2.46231	3.33409	2.62943	0.00070	0.41420	1.23190
03	Supportive Hous	2.19467	0.10000	0.70352	0.33763	0.75126	0.00020	0.00000	0.10000
04	Major Industry	25.09949	1.62000	2.39196	3.86131	2.55430	0.00070	0.44880	1.19670
05	Light Industry	9.96382	4.04000	2.39196	1.53284	2.55430	0.00070	0.11270	1.19670
06	Business/other	8.66896	4.04000	1.72362	1.33363	1.84060	0.00050	0.11300	0.86240
07	Managed Forest	2.19467	2.23000	2.11055	0.33763	2.25379	0.00060	0.26420	1.05600
08	Rec/non-profit	2.19467	2.38000	0.70352	0.33763	0.75126	0.00020	0.03910	0.35200
09	Farm	2.19467	7.67000	0.70352	0.33763	0.75126	0.00020	0.03500	0.35200

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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.

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PC=Priority Category (1 to 3) **SD**=Start Date yy-mm **CA**=Contract(s) **E & A ED**=Estimated and Actual End Date yy-mm **ID**=Idea Identified **PL**=planning **IP**=implementation phases
E=complete/evaluation (1 to 10) **OG**=Ongoing
IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=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			

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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				

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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

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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 Steet 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			

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


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

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	

1

Appendix M—Lhtako Dene Charter—Version 1.6

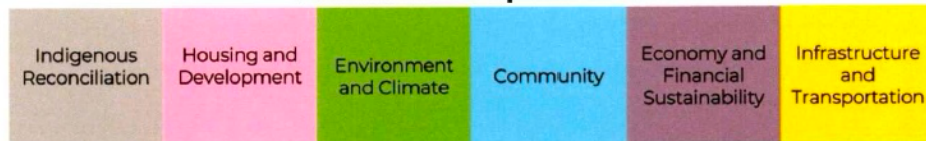


Funding Partners for the Various Projects

(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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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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		

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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Appendix G—Facilities Upgrades List

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

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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		

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

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

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P075—2022 to 2025 Supplements

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

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

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

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

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

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