

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY June 06, 2023—7:00PM
ONLINE ONLY (VIA ZOOM)
AGENDA

ZOOM Link: (see full Zoom Link on Page 3)

<https://us02web.zoom.us/j/81760649510?pwd=TVUyMXYwNHU0TDhaWGJKYTJsS0tRdz09>

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, Xat'súll, 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.

1.1 Agenda for the Regular Council meeting of Tuesday June 06, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday June 06, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday May 16, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

4.1 Island Mountain Arts Rental Waiving, Rental Time Extension, and Event Liquor Licence

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Gary Nason, Municipal Advisor

5.2 Recommendation/s: THAT Council receives the updated Strategic Priorities Projects Grids as per changes made during to 2023 February and March as a result a multiple Strategic Planning Sessions with Council.

- P002—Sewer/Waste Water—working closely with Municipal Affairs on this project, Environmental Impact Study Proceeding, Lift Station Work Continues, Lagoon Electrical and Mechanical Continues.
- P004—WBCCRC—Roofing Update
- P018—Water Treatment Plant--Radlof Engineering with assess water plant for upgrades and further assess the strategy for “water lines that have led contaminants
- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement in-progress and Fire Truck paid for and on its way to Brodex in Quesnel for BC Certification and Decaling at Sign Stop.
- P030--PROV BC Jack of Clubs Lake & Area Reclamation Project--the following approvals have come from Ministry of Forests Crown Contaminated Sites Program:
 - *Assessment starting this week, Map of Impacted Area (see Page 11)*
 - *Caution Signage Installation/Re-installation and Risk Communication Plan (budget of \$59,313)*
 - *Mercury and Methylmercury in Fish Study (budget of \$108,953)*

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- Detailed Site Investigation, Background Assessments, and Drinking Water Standards Applicability Study (budget of \$589,022.78)
- P70--Highway 26 Events
- P71--Mooney Lane House Fire
- P72--Rural Roads Events
- P73--Local States of Emergency
- P74—Wildfires
- P76—Lowhee Creek Assessment

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.3 (posted at Wells.ca)
- Subdivision Requests—will be working with Urban Systems on current requests.
- Meeting Dates:
 - 2023 June 20 Regular Council Meeting
 - Emergency Preparedness Committee—working with all partners on a June meeting.
- Staffing Update—CAO Recruitment, EDO Recruitment, Red Seal Carpenter and Facilities Supervisor, Casual Employment and Casual Contractors, Seasonal VIC Staffing, Seasonal Grounds and Maintenance Staffing

6.2 Property Tax Framework

- BC Assessment
- Tax Rates



Printed Date: 27/Mar/2023

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Revised Roll run on 2023-03-17
 2023 Net General Taxable Values



Area - 24 Cariboo

Jurisdiction - 391 District of Wells

Property Class	2022 Cycle 13	2023 Revised	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$1,381,200	\$1,387,400					0.45%	0.45%
Res Single Family	\$20,056,300	\$21,231,900		-\$372,400	-\$372,400	-1.86%	7.72%	5.86%
Res ALR								
Res Farm								
Res Strata								
Res Other	\$2,434,200	\$2,709,900		-\$100	-\$100		11.33%	11.33%
01 - Residential Total	\$23,871,700	\$25,329,200		-\$372,500	-\$372,500	-1.56%	7.67%	6.11%
02 - Utilities	\$129,900	\$145,200					11.78%	11.78%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry		\$76,600	\$76,600		\$76,600			
06 - Business And Other	\$3,132,500	\$3,448,550					10.09%	10.09%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$190,900	\$204,300					7.02%	7.02%
09 - Farm								
S.644LGA/398VC	\$195,700	\$199,200		-\$5,700	-\$5,700	-2.91%	4.70%	1.79%
Total All Classes	\$27,520,700	\$29,403,050	\$76,600	-\$378,200	-\$301,600	-1.10%	7.94%	6.84%

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6.2 Property Tax Framework continued

District of Wells									
Total Tax Rates for Each Requisitioning Jurisdiction									
Property Classifications	A	B	C	D					
	General Municipal & Debt	Regional Hospital District	Regional District Rural Refuse	Regional District	School	Police	MFA	BCAA	Total
Residential	2.390752	0.737328	0.335370	0.562030	2.329200	0.333100	0.00020	0.033600	6.721580
Utilities	23.608725	2.580647	3.311783	1.967105	12.570000	1.165800	0.00070	0.455000	45.659760
Supportive Housing	3.453790	0.571010	0.335370	0.562030	0.100000	0.100000	0.00020	-	5.122400
Major Industry	12.000000	2.506914	1.173794	1.910902	1.330000	1.132500	0.00070	0.455000	20.509810
Light Industry	10.854023	2.506914	1.522580	1.910902	3.330000	1.132500	0.00070	0.096400	21.354019
Business Other	9.443482	1.806453	1.324712	1.376973	3.330000	0.816100	0.00050	0.096400	18.194620
Managed Forest	3.453790	0.571010	0.335370	0.562030	1.950000	0.999300	0.00060	0.238000	8.110100
Recreation/Non Profit	2.390752	0.737328	0.335370	0.562030	1.990000	0.333100	0.00020	0.033600	6.382380
Farm	2.390752	0.737328	0.335370	0.562030	7.290000	0.333100	0.00020	0.033600	11.682380

6.3 Fire Brigade Reports

- Monthly Report
- Council Consideration Report

6.4 P075—2023 to 2025 Budget Supplements Discussions

- Fire Brigade Equipment and Renovations Supplements List
- Public Works Equipment and Small Maintenance Projects Supplements List
- Facilities Equipment and Renovations and Supplements List
- Governance and Operations Furniture and Renovations Supplements List

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

- 7.1 Council
- 7.2 Staff
- 7.3 Public Gallery – Questions relating to the agenda.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday June 06, 2023.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday May 16, 2023.

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Mayor Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Ed Coleman's Zoom Meeting

Time: Jun 6, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81760649510?pwd=TVUyMXYwNHU0TDhaWGJKYTJsS0tRdz09>

Meeting ID: 817 6064 9510

Passcode: 393140

One tap mobile

+16892781000,,81760649510#,,,,*393140# US

+17193594580,,81760649510#,,,,*393140# US

Dial by your location

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Meeting ID: 817 6064 9510

Passcode: 393140

Find your local number: <https://us02web.zoom.us/j/81760649510?pwd=TVUyMXYwNHU0TDhaWGJKYTJsS0tRdz09>

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ISLAND MOUNTAIN ARTS

An art-full life is possible

To: the District of Wells Staff

cc: Mayor Coleman and Councillors Funk, Lewis, Trotter-Wanner and Van Stralen; Sarah Genge, Live Event Production Assistant

Subject: Community Hall Sound Bylaw extension, in-kind space access and Liquor Permit Saturday June 24th, 2023

Island Mountain Arts will be delivering programming in the Wells Community Hall on Saturday, June 24th from 9:00 AM in the morning to approximately 12:00 midnight. This programming is delivered with support from the Government of Canada, the Province of British Columbia and the BC Arts Council.

We would like to request:

1. Island Mountain Arts be granted in-kind access to the Wells Community Hall space on **June 23rd** at 5:00 PM to facilitate advance set up.
2. The basketball hoop in front of the stage be moved or taken down for the event to facilitate good sightlines.
3. Per [Bylaw number 93](#), we would like to ensure that amplified noise in the Wells Community Hall after 10:00 PM is permissible (See Exemption 6d). This will accommodate music from two bands over the course of the evening, as well as canned music throughout the day.
4. As required by the LCRB, written permission to pursue a special event permit for on-site liquor sales from 8:00 PM - 12:00 AM (Last Call at 11:30 PM)

Please don't hesitate to get in touch if you need more details to reach your decision.

We hope you will support this initiative of arts animation in the community hall.

Sincerely,

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Elyssia Sasaki | she/her/hers

elyssia@imarts.com

250-994-3466

647-332-1652

Executive/Artistic Director, Island Mountain Arts

Shared unceded territory of the Secwépemc and Dakelh peoples.

Box 65

Wells, B.C.

V0K 2R0

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Wells Volunteer Fire Brigade
Box 100, Wells BC, V0K 2R0

June 6th, 2023: WVFB Monthly Council Update

Last Attended Council Meeting: May 16th

May

Two False Alarms

One Officer Page

One Structure Fire

Present Brigade Members: 10

(7 active responders in training, 3 support members in good standing).

-Training continues following required curriculum outlined in Minimum Training Standards by the Office of the Fire Commissioner. All members, firefighters and support, being trained to exterior structure operations as per scope of duty.

-Both Chiefs were absent for a wedding May 3-6th

-Training scheduled as per UBCM delegated grant funding continues: next sessions in June and July.

-Received applications; one interview and one returning on-board conducted at this time.

-One returning summer support member re-joined the team. Anticipating one more returning support member in June.

-Mark III pump serviced and repaired. Hose line, foot valve, and new gas tank still required.

-Hydrants Inspected and Serviced by Cariboo Fire Protection. 6 require attention. 2 require replacement. (report provided by Public Works).

-Acquired lightweight, unmanned Akron Mercury 500 monitor. Although an expensive purchase, it proved invaluable on the fire ground.

-An additional 500 feet of 2.5" hose line purchased, retrieved, and inventoried.

-An additional 4 jugs of Bio 4 N foam purchased, retrieved, and inventoried.

-10x face piece turn-out gear bags purchased, retrieved, and inventoried.

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-Conducted Ladder Training and Ladder Inspection Training.

-85 hours of post-response maintenance required after significant structural fire (administrative, preventative, restorative, and utilitarian).

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Wells Volunteer Fire Brigade
Box 100, Wells BC, V0K 2R0

June 1st, 2023

Dear Mayor and Council,

Please consider the approval for the following 5 points of priority; Point 3 being of the utmost urgency.

- 1) Our Mark 3 pump was just repaired. We need to acquire hose line, couplings, adapters to structure firehose appliances, a new fuel tank, and an intake hose with foot valve. We are seeking approval for these purchases.
- 2) We need to acquire a drafting line and foot valve for our apparatus now that our pump is functioning. We are seeking approval for these purchases.
- 3) As per a previous donation request that Council is aware of, we require functioning pagers and headsets. We are seeking immediate approval to purchase 16x Minitor VI pagers and 3x radio headsets (for a brigade member who is hard of hearing and for driver/operators). This is a cost of **\$13,400.00** through BK Two-Way Radio and we will likely receive a 10% discount on the order reducing the total to \$12,100.00 before tax. Radio page-outs failed on our structure fire response and cellular apps are not reliable in our community: we *require* pagers.
- 4) Please consider the addition to Wells Fire Service Bylaw as submitted via letter to Council on May 1st:

We propose the following draft text for a **Section 17: 2** (proofed and approved by a BCWS Wildfire Officer through the Quesnel Zone):

Should an Industrial (Cat 3) Open Burn Prohibition be implemented during a period when environmental conditions are still safe within district boundaries to commence burning on approved hazard abatement projects only, the Fire Chief(s) may coordinate with BCWS and the contractor to temporarily exempt the prohibition until either a) the project is complete, or, b) the conditions are no longer safe to proceed. Safe environmental conditions are defined as a combination of adequate moisture ratings, remaining snow-pack, and good overnight recoveries. All other parameters required for Cat 3 open burns must also be adhered to as per the Wildfire Act.

- 5) On the May 12th Response and post-incident response, firefighters (including Chiefs) lost gainful employment shifts for their service to the community. We ask that Council please reconsider previously suggested amendments to the Wells Fire Service Bylaw for their paid-on-call team:

- A) Practices remain \$10/hr per firefighter
- B) Incidents begin at \$25/per firefighter and if they extend longer than a two-hour response-time firefighters are compensated an additional \$10/hr for each hour worked. For example, a 7-

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hour initial response (such as the May 12th incident) would cost \$75/per firefighter (\$25 for first two hours and then \$50 for the remaining five hours). It's still very little compensation, but it would be an improvement over a general \$25/per incident.

C) Perhaps the DOW will consider covering wages lost for firefighters who leave a work shift to respond if documented through employer and submitted via expense report?

Thank you for your prompt consideration in this matter,

Sincerely,

Brendan and Emily Bailey
WVFB Fire Chiefs

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 16, 2023
IN PERSON AND ON-LINE (VIA ZOOM)
MINUTES

ATTENDANCE: Mayor Ed Coleman; Councillor Dirk Van Stralen; Councillor Jenn Lewis; Councillor Dorothea Funk; Councillor Josh Trotter-Wanner
STAFF: Corporate Officer & District Clerk Angela Ward; Public Works Superintendent Niel Doerksen
PUBLIC GALLERY: 3 In-person and 6 on-line
SPECIAL GUESTS: Ayrilee McCoubrey; Kim Scott (Ministry of Forests); Veronica Woodruff (ClearCourse Consulting)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 7:02PM

1.1 Agenda for the Regular Council meeting of Tuesday May 16, 2023.

23-86 MOVED Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council approves the agenda for the Regular Council Meeting of May 16, 2023, with friendly amendments re. numbering of agenda items in 2.0 Minutes.

Carried Unanimously

2.0 MINUTES – NIL

2.1 Approval of the Minutes for the Public Hearing for the 2023 District of Wells Budget on Thursday, May 4, 2023, as circulated.

23-87 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approves the Minutes for the District of Wells 2023 Budget Public Hearing on Thursday, May 4, 2023, as amended with the addition of Motion Numbers, if required.

2.2 Approval of the Minutes for the Regular Council Meeting of Thursday, May 4, 2023, as circulated.

23-88 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approves the Minutes of the Regular Council Meeting of May 4, 2023, with the amended wording proposed by Councillor Funk for 6.3 Budget Discussions re. property tax revenues.

Carried unanimously.

2.3 Approval of the Minutes for the Special Open Council Meeting of Tuesday, May 9, 2023, as circulated.

23-89 MOVED [redacted], Seconded Councillor [redacted] THAT Council approves the Minutes of the Special Open Council Meeting of Tuesday, May 9, 2023.

3.0 DELEGATIONS AND PRESENTATIONS:

3.1 Forest Landscape Plan process: Ayrilee McCoubrey and Kim Scott – Ministry of Forests, Cariboo Region.

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- There will be an Open House in Wells on Thu. June 8, 2023 about the Forest Landscape Plan

3.2 Highway 26 Power line Project Study & Report; Veronica Woodruff, Clear Course Consulting.

4.0 CORRESPONDENCE:

4.1 Letter Related to new Skating Rink roof and size– Daryl Koekeomoer

- Mayor Ed Coleman explained that the roof on the ice rink was not designed to be a live roof and it is too late to change it. Also, that the foundation will not support a larger structure.

23-90 MOVED Councillor Jenn Lewis, Seconded Councillor Dirk Van Stralen THAT Council receive with thanks the letter from Darryl Koekeomoer relating to the ice rink roof.

Carried Unanimously

4.2 Response letter to the District of Wells Application to the BC REDIP (Rural Economic Development and Infrastructure Program) for \$1.1 million for upgrades to the Wells-Barkerville Culture and Recreation Centre (school building).

- Mayor Ed Coleman explained that there was an overwhelming response to this round of applications, and while the District of Wells was not successful, there will be another intake of applications. Also, there is a federal program under which the District can make an application for this project (PacifiCan).

23-91 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receive the letter with the response to the District of Wells BC REDIP grant application.

Carried Unanimously

5.0 UNFINISHED BUSINESS:

5.1 Strategic Priorities Projects – Gary Nason, Municipal Advisor

23-89 MOVED Councillor Jenn Lewis, seconded Dirk Van Stralen THAT Council receives the updated Strategic Project Grid as per changes made during Strategic Planning Sessions with Council.

Carried Unanimously

6.0 REPORTS:

6.1 Mayors Report

- Upcoming meeting dates are:
 - Wed. May 31, 2023, at 10am for the Community Buildings and Lands Committee (*not May 28 as stated on the Agenda*)
 - Tue. June 6, 2023, at 7pm – Regular Council Meeting, in-person and online (Zoom)
 - Tue. June 20, 2023, at 7pm – Regular Council Meeting in person and online (Zoom)
 - Late May for the Emergency Preparedness Committee

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- Staffing – The application review and interview process for the CAO position has begun and is going well. The District has also hired a couple more local employees to start helping with the summer duties. Visitor Centre due to open on Friday, May 19, 2023, staffed by Sophie Fourchalk and Walker Himsworth-Van Stralen.

6.2 Budget Supplements Discussions

- Fire Brigade Equipment and Renovations Supplements list
- Public Works Equipment and Small Maintenance Projects Supplements list
- Facilities Equipment and Renovations and Supplements list
- Governance and Operations Furniture and Renovations Supplement list

23-92 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives all reports.

Carried Unanimously

Business arising from Mayor's Report:

Mayor Ed Coleman explained there are two urgent projects: 1) the roof on the Wells Barkerville Culture Centre (school building) and 2) a new primary response Fire Truck. He explained that the Growing Communities Fund grant from the Province for \$588,000.00 would pay for these two projects, in addition to \$60,000 from Heritage Branch for the fire truck from the new Barkerville Fire Service Agreement. Also, he outlined options whereby money could be rebated to the Growing Communities Fund in future. He requested Council's approval for these two projects.

1. New roof for the Wells-Barkerville Culture and Recreation Centre

23-91 MOVED Councillor Dorothea Funk, Seconded Councillor Dirk Van Stralen THAT Council approves a new roof for the Wells-Barkerville Culture and Recreation Centre (school building) with grant monies from the provincial Growing Communities Fund, and with any available rebates in future going back into the Fund.

Carried Unanimously

- Councillors requested three quotes from different roofing companies.

2. New fire truck

23-93 MOVED Councillor Josh Trotter-Wanner, seconded by Councillor Jenn Lewis THAT Council approves the purchase of the 2021 FL TME Pumper (as shown in the Agenda package), with a 10-year certification, and meeting all other requirements, from the Growing Communities Fund, with any future credits going back to the Fund.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS:

7.1 Council

- Councillor Funk – public consultation for a new Cariboo Regional District Solid Waste Management Plan is occurring this month, with survey deadline May 31.

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- Councillor Trotter-Wanner – IMA is having a somatic creation workshop by Amanda Preston on Friday, May 19, 2023.
- Councillor Lewis – a huge thank you to Diggy’s Diner for all their help and hard work with the Fire on Gold Quartz Rd. Councillor Funk added a huge and heartfelt thank-you to the Wells Volunteer Fire Brigade and others, such as EA Works who assisted with the fire. The Mayor also thanked District staff for their roles.
- Councillor Lewis reminded everyone about the Community Garage Sale Sunday, May 21, 2023.

7.2 Staff – Nil

7.3 Public Gallery – Nil

8.0 ADJOURNMENT:

8.1 Adjournment of the Regular Council meeting of Tuesday May 16, 2023.

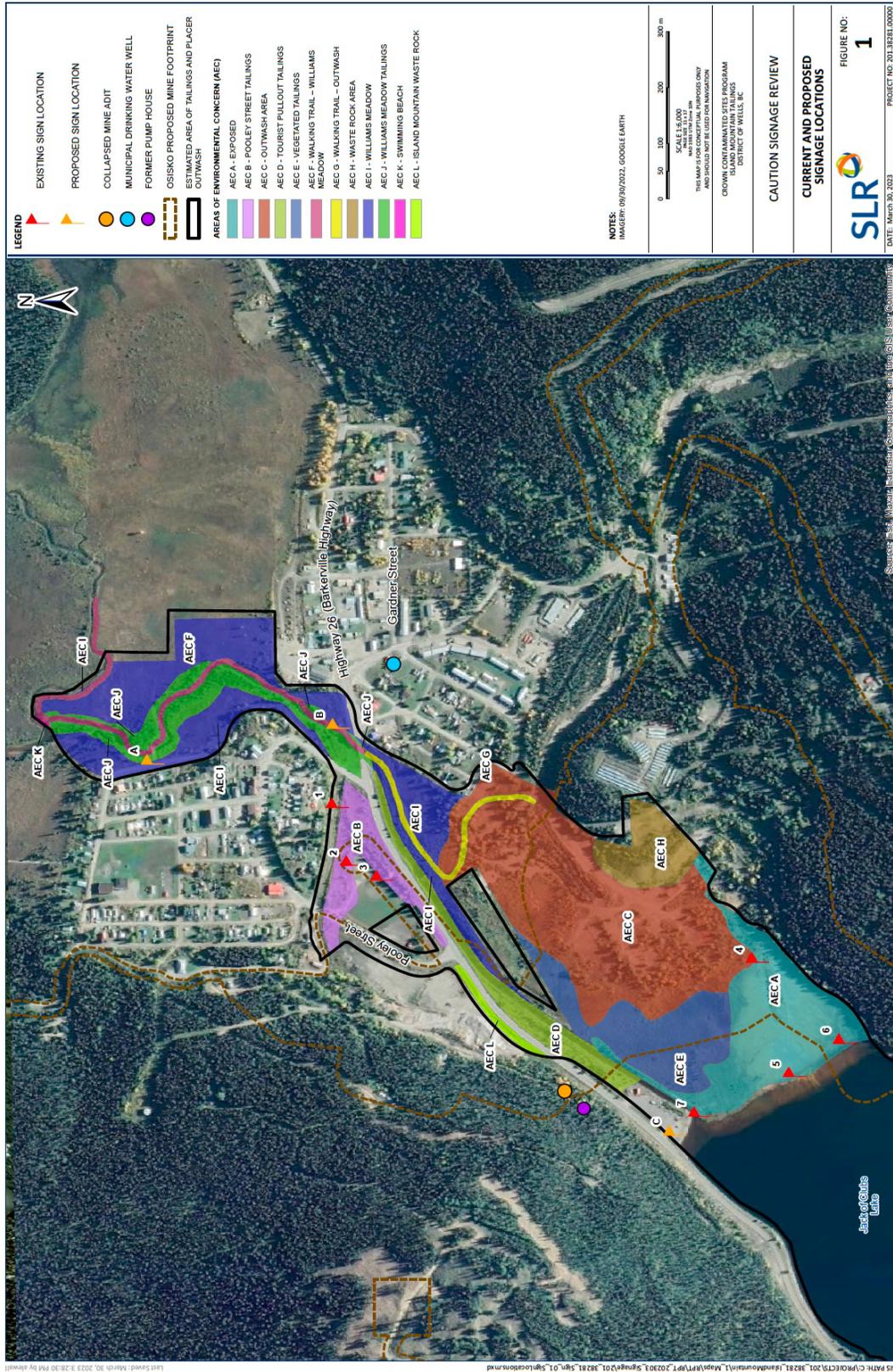
23-94 MOVED Councillor Jenn Lewis, Seconded Councillor Josh Trotter-Wanner THAT Council at 9:49pm adjourns the Regular Council meeting of Tuesday May 16, 2023.

Carried Unanimously

Ed Coleman, Mayor

Angela Ward, Corporate Officer

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District of Wells—Strategic Priorities Projects Tracking Grid

Version 2.0—2023 05 04 (P63, ref. 18) added since last revision)

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.

Project 044—Operations & Governance Improvement Plan will track & prioritize Council and Staff improvements for Operations & Governance. Council has identified several priority improvements for 2023, primarily in communications, human resources practices, by-law priorities, green spaces planning, emergency preparedness, and other.

Categories

Categories 1 to 5 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 2023.”, or continue active work on the project if the project is multi-year and will carry-over to 2024 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 2023, with no commitment to complete the project in 2023.

Category 3: Reconsider dependent upon potential external grant availability and/or sufficient internal staff and budgetary capacity. Defer the project to at least 2024 or later in the remainder of the Council mandate—2024 to 2026)

Category 4: Primary Operating Budget projects (sometime supplemented with grant funds or reserves) to be part of Annual Operations/Ongoing Core Activities.

Category 5: Project has been completed, or has been abandoned due to insufficient matching funds or lack of internal capacity to undertake.

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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C=Category (1 to 5) **SD**=start date yy-mm **CA**=Contract(s) Awarded **ED**=end date yy-mm
ID=idea identified **PL**=planning **IP**=implementation phases **C/E**=complete/evaluation (1 to 10)
IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2023 or early 2024 Completion; Category 2=2023 Depending on Budgets & Staffing;
 Category 3=Reconsider but defer to 2024 or later; Category 4=Ongoing;
 Category 5=Complete/No Submission Made/No Matching Funding Capacity

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP 1	IP 2	IP 3	C/E
1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175	1	x	20-04	23-08	x	x	x	x		
2	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$290,000 + In-kind Complete \$200,000 IP Planning and Emergency Upgrades 5,500,000 Construction	1	x TBD	20-04	26-03	x	x	x			
3	P003	DOW & Partners--New OCP	100,000	1	x	20-04	23-10	x	x	x	x	x	
4	P004	DOW & Partners--Community Cultural & Recreation Centre	See also P29	1/ 2		20-04	24-12	x	x				
5	P010	BC Hydro Community Energy Project	15,000+ Mayor & Counsellor Funk	1	x	22-04	23-03	x	x	x	x	x	23-03 9/10
6	P011	NDIT Highway 26 Power Line Project	20,000	1	x	22-06	23-03	x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/E
7	P014	UBCM--Community Wildfire Protection Plan	40,000	1	x	21-04	23-03	x	x	x	x	x	
8	P015	PROV BC--Community Structural Fire Protection Plan	30,000	1	x	22-04	23-03	x	x	x	x	x	
9	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	426,572 213,286 (includes In-kind) See also P31	1	IPr	19-04	24-03	x	x	x			
10	P023	UBCM--Fire Equipment & Training Grant	30,000	1	IPr	22-11	24-03	x	x	x	x		
11	P027	UBCM ICSP and OCP Alignment Project	77,000 (Integrated OCP)	1	x OCP TB D ICSP	18-04	24-03	x	x	x			
12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P04	1		22-11	25-03	x	x				
13	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	500,000 (In-kind Osisko Developments) 6,000,000 See also P18	1	x TB D	22-12	26-06	x	x	x			

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14	P032	DOW Public Works Garage and Shop Assessment, then Purchase Existing or New Construction		1		22-11	23-12	x	x				
15	P035	UBCM Economic Development Plan	55,000	1		18-04	24-03	x	x	x			
16	P039	PROV BC-- Engine 12 Fire Truck Replacement	185,000 Temporary Unit 850,000 New Unit	1		22-12	25-03	x	x	x			
17	P050	Lhtako Dene Nation Partnerships	Mayor & Councillor Lewis	1		22-11	OG	x	x				
18	P013	PROV BC-- Community Transition Response Table	Mayor & Acting Mayor (Training Project to Integrate with REDIP Project)	2		22-11	23-03	x	x	x	x		
19	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	2		22-06	OG	x	x	x			

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20	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project	Phase 1 Signage-59,313 Fish Study-108,953 Investigation, Assessment, Water Standards 588,023 5,000,000	2	x	22-08	26-03	x	x	x			
21	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	26,269 (In-Trust)	2		05-01	23-09	x	x	x	x		
22	<i>P063</i>	PROV BC Growing Communities Fund	588,000	2		23-03	TB D	x	x				
23	P005	DOW & Partners--Playground	230,000	3		20-04	24-10	x	x				
24	P016	PROV BC--Housing & BC Housing	See also P36 & P19	3		19-04	OG	x	x				
25	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	3		18-04	OG	x	x	x	x		
26	P028	UBCM Wildfire Recovery Fund		3		22-11	TB D	x	x	x			
28	P36	DOW & PROV BC-- Crownlands	See also P36 & P19	3		22-06	24-06	x	x				

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29	P040	UBCM— Public Notification & Evacuation Routes Planning		3		23- 01	TB D	x					
30	P041	UBCM— FireSmart Community Funding & Supports	45,000	3		23- 01	TB D	x					
31	P042	UBCM— Emergency Operations Centres & Training	See also P22	3		23- 01	TB D	x					
32	P043	UBCM— Poverty Reduction Planning & Action		3		23- 01	TB D	x					
33	P047	PROV BC— Destination Development		3		23- 01	OG	x	x				
34	P048	DOW & Partners—EV Charging Stations		3		23- 01	OG	x					
35	P006	Indigenous Partnerships		4		22- 04	OG	x	x				
36	P007	DOW Municipal Hall Upgrades	2022--80,000	4		22- 04	24- 12	x	x	x			
37	P008	DOW Firehall Upgrades	2022--90,000	4		22- 04	23- 12	x	x	x			

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38	P009	DOW Road Maintenance and Snow Removal Contract	2022--185,000	4		22-06	23-10	x	x	x	x		
39	P012	Telus Pole at Firehall		4	IPr	22-04	TB D	x	x	x	x		
40	P019	PROV BC & DOW-- Cemetery	See also P36	4		22-06	OG	x	x				
41	P022	DOW & Partners-- Emergency Response Plan	See also P42	4		22-06	OG	x	x	x	x	x	
42	P024	DOW-- Change Sand in Water System	2022/23-- 20,000	4		22-11	23-06	x	x	x			
43	P025	NDIT--2023 Economic Development Officer Funding	2022/2023-- 50,000	4		22-11	24-03	x	x	x			
44	P026	DOW Electrical Upgrade at Sewer Lift Station	2023--20,000	4		22-03	23-03	x	x	x			
45	P037	UBCM-- Community Works Funds (was Gas Tax Fund)	65,000	4		18-04	OG	x	x				
46	P038	DOW-- Fitness Centre Upgrades and Location Decision	2023--25,000	4		22-11	23-04	x	x				

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47	P044	DOW— Operations & Governance Improvement Plan		4		23- 01	OG	x	x	x			
48	P045	NDIT— Grant Writer Program	10,500	4		22- 11	24- 03	x	x				
49	P046	DOW & Partners— Barkerville Topics		4		23- 01	OG	x	x				
50	P056	PROV BC- -District of Wells Boundary Expansion Evaluation	85,000 (this project is under discussion with the PROV BC)	4		18- 05	OG	x	x				
51	P058	MULTI- PARTNER— Highway 26 Wildfire Fuel Mitigation Project		4		22- 11		x	x				
52	P059	DOW— Sewer Lagoon Aeration Motors	20,000	4	x	21- 11	x	x					
53	P060	DOW— Lagoon Maintenance Berms and Sludge		4		23- 01							
54	P021	PROV BC-- Green Infrastructure Project	No Submission Made	5		21- 11	22- 03	x	x				

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55	P34	SERVICE CANADA-- Youth CSTP 018263319	3,000 Complete	5		22-04	22-12	x	x	x	x	x	8
56	P49	PROV BC & CANADA-- Community Energy System (GT-SPF)	439,000 Expired No Matching Funding Capacity	5		17-04	21-03	x	x				
57	P51	PROV BC-- CRP--Wells Curling Rink	49,084 Complete	5	x	12-04	13-03	x	x	x	x	x	8
58	P52	PROV BC-- South Wells Infrastructure Condition Assessment	10,000 Complete	5	x	17-04	18-03	x	x	x	x	x	8
59	P53	PROV BC-- Asset Management Plan	10,000 Complete	5	x	15-04	16-04	x	x	x	x	x	8
60	P54	PROV BC-- COVID Safe Start	241,000 Complete	5		20-11	21-12	x	x	x	x	x	8

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61	P57	UBCM—Housing Strategy Revision	30,000 No Submission Made	5		21-01	21-03	x					
62	P61	BC HYRDO—LED Steet Lighting	35,000	5		20-10	22-11	x	x	x	x	x	7
27	P033	FCM—Green Municipal Fund—Community Facilities Buildings Monitoring Fund	25,000 (20% DOW contribution required) Oversubscribed No Submission Made	5		TB D	TB D	x	x				

Appendix L—District of Wells Risk Management Chart (Version 4.0)

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Risk(s)
1	Sewer				500,000	7,000,000	Collection and Treatment
2	Water				500,000	6,000,000	Treatment, Collection, Distribution
3	Facilities				1,400,000	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				200,000	4,000,000	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					5,000,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				100,000	250,000	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads Purden Connector
10	Highway 26				2,000,000	20,000,000	Short and Long-term Plan
11	Flooding				120,000	1,000,000	Community Flooding Assessment Flood Mitigation
12	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				250,000	5,000,000	Research and Remediation
15	Totals				9,620,000	89,750,000	

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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	Fair	
7	Interior Paint	Fair	
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	Poor to 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	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	Item	Cost	Status
		District of Wells Office		
	DOW Off	De-clutter and Clean-up		IP
2023	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2023	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint		Estimating
	DOW Off	Broken Glass Panes Replacement		C
	DOW Off	Propane Furnace Exhaust Review		C
	DOW Off	Entrances Snow Protection		
	DOW Off	Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant 		C
2023	DOW Off	Interior Painting	OpBud	IP
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Bob Cat and Attachments Rental?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
	DOW Off	Radio Antenna Mast Repair		C

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

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Appendix G—Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		IP
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service 	3,000	
	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
	Firehall	Old Section Roof Replacement		C
2023	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
	Firehall	Old Section Loft Carpet Removal		C
	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2023	Firehall	HVAC	15,000	

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Appendix G—Facilities Upgrades List

Ref	Item 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	Poor to 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	Poor to Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
	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		Estimating
	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	
	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	5,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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Ref	Item Community Cultural & Recreation Centre	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Poor	
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	Poor to Fair	
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--TBD	
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	Item	Cost	Solution
	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 & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room HVAC	10,000	
	C & R	Fitness Room Washroom	10,000	
	C & R	Fitness Room Door	2,000	

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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	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
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	
11	New Fitness Equipment and Fitness Equipment Repairs	10,000	1		2023	
12	Fire Proof Furnace Rooms		1		2023	PL
14	1 Ton Flat Deck					
15	Dump Trailer <ul style="list-style-type: none"> • 180 daily • 720 weekly • 2160 monthly 					
16	Fire Chief's List (will add the details) <ul style="list-style-type: none"> • Compressed Air • Pagers and Headsets • Drafting from Lake or River Equipment • Additional Tools • Bunker Gear • Training 	100,000	1		2023, 2024	PL

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	<ul style="list-style-type: none"> • Furniture • Mezzanine • Shower • Washer Dryer 					
17	Chevy 1 Ton	4,000	1		2023	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2023	
20	Fire Hydrant Servicing	5,000	1		2023	
21	Geo Therma System at Wbccrc Assessment	3,000	1		2023	
22	First Aid Rooms	10,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	Wbccrc Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop to District Office	TBA	1		2023	