

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY June 20, 2023—7:00PM
ONLINE ONLY (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/83068374058?pwd=dWVrd3B0UkNZcThtYWVrNVJjdGhCUT09>

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'süll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.

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

1.1 Agenda for the Regular Council meeting of Tuesday June 20, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday June 20, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday June 6, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

5.2 Recommendation/s: THAT Council receives the updated Strategic Priorities Projects Grids.

- 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—Waiting for Quotes
- P018—Water Treatment Plant--Radlof Engineering has assess water plant for upgrades and will 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 has arrived passing all inspections, insurance, some “chevron” decaling arriving this week for the back, and new ladders being sourced
- 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)*
 - *Detailed Site Investigation, Background Assessments, and Drinking Water Standards Applicability Study (budget of \$589,022.78)*
 - *Extensive testing has occurred over the past two weeks: soil, water, fish, and other.*
 - *Northern Health Advisory*

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- P70--Highway 26 Events
- P71--Mooney Lane House Fire
- P72--Rural Roads Events
- P73--Local States of Emergency and Emergency Operations Centre
- 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.
- Fitness Equipment Discussion—Commercial Grade Equipment
- Meeting Dates:
 - 2023 June 20 Regular Council Meeting
 - Emergency Preparedness Committee—working with all partners on a June and/or July 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 and Taxes Due Date is 2023 July 4th.

- 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		\$76,800	\$76,800		\$76,800			
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 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**

6.4 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 20, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday June 20, 2023.

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Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Zoom Meeting

Time: Jun 20, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83068374058?pwd=dWVrd3B0UkNZcThtYWVrNVJJdGhCUT09>

Meeting ID: 830 6837 4058

Passcode: 528346

One tap mobile

+13017158592,,83068374058#,,,,*528346# US (Washington DC)

+13052241968,,83068374058#,,,,*528346# US

Dial by your location

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• +1 305 224 1968 US

• +1 309 205 3325 US

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• +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)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

Meeting ID: 830 6837 4058

Passcode: 528346

Find your local number: <https://us02web.zoom.us/u/kFWge51sP>



Public Health Protection
Ph: (250) 565 7322
Fax: (250) 645 8091
php@northernhealth.ca
www.northernhealth.ca

June 19, 2023

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines

Due to historic mine tailings contamination, Northern Health advises the public to avoid contact with sandy areas and sediment in wading areas along the shoreline of Jack of Club Tailings Beach and Visitor Centre Beach in the District of Wells. Please see the attached map for more detail about the affected advisory areas.

Mine tailings can contain arsenic, lead and other metals which can be harmful to health, through contact, ingestion, or if disturbed. The public is advised to not play or recreate on, or disturb the ground or sediment, and to not swim in, or have contact with, the lake located within the advisory areas. Until further notice, use lake access points outside the advisory area.

This advisory will remain in effect until further notice, pending detailed assessment and site investigation, hazard control, and clean up, and the existing health hazard has been resolved to the satisfaction of Northern Health. When more information is available, Northern Health will update this advisory.

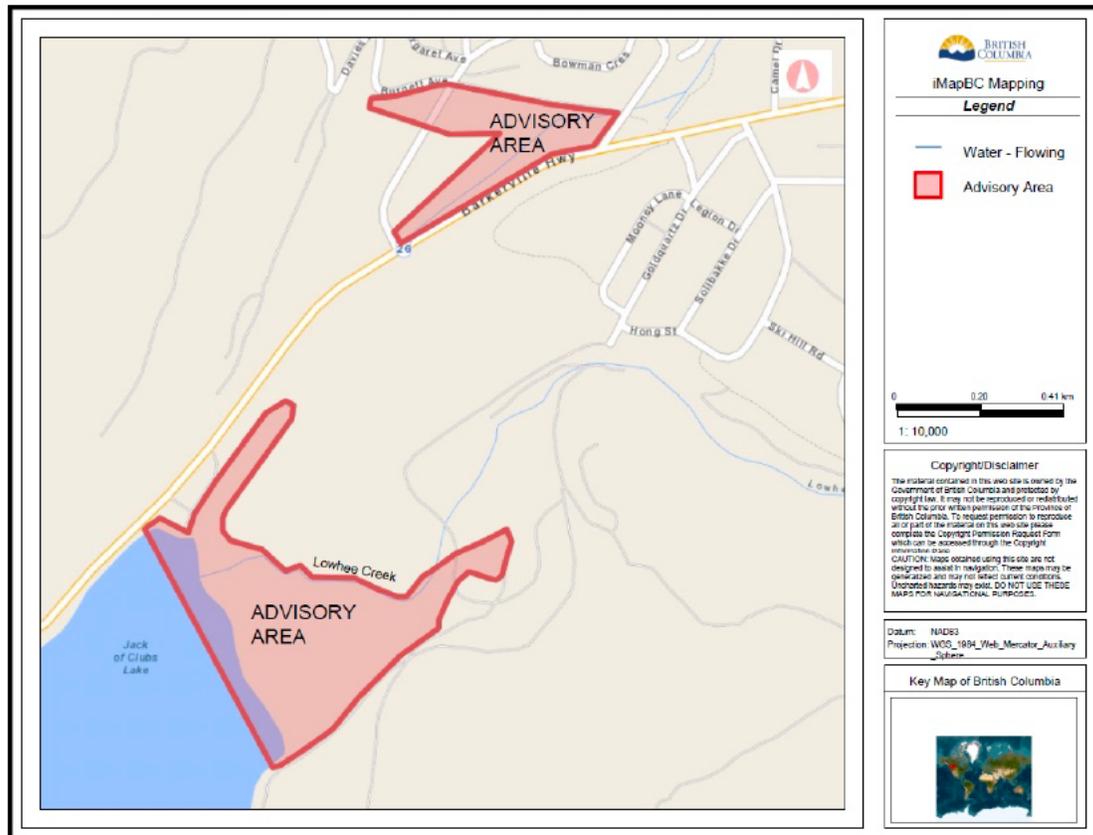
For further information on the Advisory please contact Northern Health Environmental Public Health at 250 565-7322 or via email at php@northernhealth.ca

For information on the assessments and investigations of the advisory sites please contact provincial, Crown Contaminated Sites Program (CCSP) at 1-250-387-9730 or contaminated.sites@gov.bc.ca.

Dr. Jong Kim, MD, MSc, FRCPC
Chief Medical Health Officer
Northern Health

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines Advisory Areas Map



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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JUNE 06, 2023
ON-LINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman; Councillor Jenn Lewis; Councillor Dorothea Funk; Councillor Josh Trotter-Wanner.

REGRETS: Councillor Dirk Van Stralen

STAFF: Corporate Officer & District Clerk Angela Ward; Interim CFO Doug Chapman

PUBLIC GALLERY: 8 on-line

1.0 CALL TO ORDER; AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 7.01PM

1.1 Agenda for the Regular Council meeting of June 6, 2023, as circulated.

23-95 MOVED Councillor Jenn Lewis, Seconded Councillor Josh Trotter-Wanner THAT Council approves the agenda for the Regular Council Meeting of June 6, 2023.

Carried Unanimously

2.0 MINUTES:

2.1 Approval of the Minutes from the May 16, 2023, Regular Council Meeting.

23-96 MOVED Councillor Dorothea Funk, Seconded Councillor Jenn Lewis THAT Council approves the Minutes from the May 16,2023 Regular Council Meeting.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE:

4.1 Letter from Island Mountain Arts requesting Community Hall rental waiver, noise bylaw extension, and event liquor license

23-97 MOVED Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council receives the letter from Island Mountain Arts.

Carried Unanimously

23-98 MOVED Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council approves the fees being waived for the setup of the Community Hall on June 23 for the Treeplanting Fundraiser the next day.

Carried Unanimously

23-99 MOVED Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council approves the exemption of Bylaw 93, to play music at the Community Hall until 12:00am on June 24, 2023.

Carried Unanimously

23-100 MOVED Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council approves permission for Island Mountain Arts to pursue a special event permit for its event on June 24, 2023.

Carried Unanimously

5.0 UNFINISHED BUSINESS:

5.1 Strategic Priorities Projects – Mayor Coleman

- P004 Wells-Barkerville Culture and Recreation Centre (school building) – new roof. The Mayor reported that the cost could be less than originally budgeted, in the \$110,000 to \$150,000 range, based on a larger roof going on next week at the Quesnel Curling Rink with the same enhanced roofing product at a cost of \$189,000). There will be contractors available to do this roof before the snow flies and waiting for bids to come in.
- P039 New fire truck is on its way. It will become the primary response vehicle (Engine 11).
- P030 Jack of Clubs Lake & Area Reclamation Project – drill rig will be moving around Wells the next two weeks to get soil samples (SLR with sub-contractors). This is a complex, multi-year project. Scoping documents will be available soon from SLR (testing), from Ministry of Forests, Crown Contaminated Sites, and also from Northern Health. His understanding is the lake is fine, and but disturbance can contaminate the water at the Visitor Centre shoreline; other two lake access points are thought to be fine. Northern Health has final authority on use of the shoreline and information/advisory expected soon.
- P071 Mooney Lane house fire. The owner of the property will take an insurance payout and be responsible for clean-up.
- P072 Rural road event – Sugar Creek Road stabilization. Two more days of work before it can be travelled. There is some other erosion being assessed by Forestry and Fisheries & Oceans.
- P076 Lowhee Creek Assessment. High level assessment done because of how Lowhee Creek behaved in the spring, and its impact on the Willow, the sewer line and bridge.

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Reclamation challenge for Lowhee Creek estimated at between \$10 and \$15 million. Will be getting more documentation.

- P038 Fitness Centre – Flaman of Prince George recommended five different pieces of equipment, estimated \$25,000, commercial-grade level with warranty and repair support. Council to make final decision on purchase. Fitness Room at WBCRC is ready, needs HVAC and future washroom at some point.

23-101 MOVED Councillor Dorothea Funk, Seconded Councillor Jenn Lewis THAT Council receives the updated Strategic Priorities Projects Grid as presented to the June 6, 2023 Regular Council meeting.

Carried Unanimously

6.0 Reports:

6.1 Mayor's Report

- Upcoming meeting dates:
 - Thu. June 15, 2023, Community Buildings and Lands Select Committee Meeting, 11:00 AM
 - Fri. June 16, 2023, Special In-camera meeting Council Meeting 4:00 PM
 - Tue. June 20, 2023, Regular Council Meeting in person and Zoom
- CAO position. Five candidates interviewed. There is a lead candidate. Council is close to making a decision.

6.2 Property Tax Framework

- Agenda includes chart from BC Assessment and also a table of 2023 tax rates for each jurisdiction for which property taxes are collected. Total Wells assessments went up from \$27,520,700 to \$29,403,050. The Mayor and CFO Doug Chapman are doing a lot of work to ensure the tax rates are programmed into the system correctly, with the objective of printing the tax notices on Fri. June 9. He thanked Previous Wells CAO Gary Champagne for his help and guidance with making the spreadsheet for the taxes and said the City of Quesnel had also provided assistance.

6.3 Fire Brigade Report and Report for Council Consideration

- Items 1 and 2 are in the operating budget. Cost is \$4,386.00.
- Item 3 – 16 Monitor VI pagers and 3 Radio headsets at a cost of \$12,100.00 before taxes. Mayor Coleman stated there is room in the Growing Communities Fund for this purchase.

23-102 MOVED Councillor Dorothea Funk, Seconded Councillor Josh Trotter-Wanner THAT Council approves the purchasing of the pagers and headsets for the Wells Volunteer Fire Brigade from the Growing Communities Fund.

Carried Unanimously

- Item 4 – proposed revision of the Wells Fire Service Bylaw re. Cat. 3 Open Burn Prohibition. Mayor Coleman will talk to the Commander of the Cariboo Fire Centre to pursue further.
- Item 5 - Compensation. Mayor Coleman proposed dealing with this at the June 2023 Council Meeting, so further information on rates can be obtained, including from Heritage Branch.
- Councillor Lewis, who is also on the Fire Brigade, said the Fire Chiefs are doing an extraordinary job and it is an honour to work with them.

12-103 MOVED Councillor Funk, Seconded Councillor Lewis that Items 4 and 5 from the Report for Council Consideration from the Fire Chiefs be brought forth at the June 20, 2023 Council Meeting as part of draft changes to the Fire Services Bylaw (142).

Carried unanimously

- During the discussion, Councillor Lewis said other Fire Services Bylaw changes may be needed. Councillor Trotter-Wanner suggested putting all the changes to the current Fire Services Bylaw into a new Bylaw. Councillor Funk said she hopes the comparative numbers for compensation match or exceed the request from the Fire Chiefs for major fires.

6.5 Receiving of Reports

23-104 MOVED Councillor Jenn Lewis, Seconded Councillor Josh Trotter-Wanner THAT Council accepts all reports.

Carried Unanimously

6.4 Budget Supplements – will be updated for the next meeting.

7.0 INFORMATION AND ANNOUNCEMENTS:

7.1 Council

- Councillor Josh Trotter-Wanner stated that when Council discussed and voted on Agenda Item 4.1, Letter from Island Mountain Arts, he withdrew from the vote and discussion because of a Conflict of Interest as a board member for Island Mountain Arts.
- Councillor Jenn Lewis – reminder about the Ministry of Forests Open House at the Community Hall on Thursday from 6 to 8 PM regarding the Quesnel Forest Landscape Plan.

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- Councillor Funk – tree planting fundraiser on Sat. June 24th to support the proposed Wells Destination High School, followed by a Treeplanters’ Ball in the evening.

7.2 Staff – Nil

7.3 Public Gallery – Nil

8.0 ADJOURNMENT:

8.1 Adjournment of the Regular Council Meeting of Tuesday June 6, 2023.

23-105 MOVED Councillor Jenn Lewis, Seconded Councillor Josh Totter-Wanner THAT Council at 8:14 PM adjourns the Regular Council meeting for Tuesday June 6, 2023.

Ed Coleman, Mayor

Angela Ward, Corporate Officer

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**Inspire M5 Multi Gym
Includes delivery, warranty, and setup: \$5,270.12 plus tax**

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**Spirit CT800 Treadmill
Includes delivery, warranty, and setup: \$4,399.12 plus taxes
Prices subject to change.**



Spirit CE 800 Elliptical
Includes delivery, warranty, and setup: \$2991.12 plus taxes
Prices subject to change.

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**Spirit CR800 Recumbent Bike
Includes delivery, warranty, and setup: \$2,551.12 plus taxes
Prices subject to change.**



Spirit CU 800 Upright Bike
Includes delivery, warranty, and setup: \$2,375.12 plus taxes
Prices subject to change.

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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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				

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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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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	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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Appendix G—Facilities Upgrades List

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	