

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/7390942920?pwd=b1VlbDdiazN0UUtVemJ1SGllcnFvQT09>

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 September 05, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday September 15, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday Tuesday August 15, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

4.1—Wells Fire Brigade Chiefs—Bylaw Amendment Consideration

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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

- P001—Ice Rink—West Fraser Mills has donated \$30,000 in wood (in additional to the logs previously)
- P002—Sewer/Waste Water—\$5,000,000 approval from Province of BC
 - Province of BC Waste Water Provincial Announcement: "The District of Wells is receiving **\$5 million** to support the Wells Wastewater Treatment Facility Upgrades and Expansion project, which will preserve water quality, aquatic life and recreational uses of the Willow River."
- P004—WBCCRC—Quotes closed—Mattison Roofing Awarded Roofing Contract starting in September weather permitting and Geothermal System Update.
- P010—BC Hydro Lighting Project—Final payment of \$15,000 received.
- P018—Water Treatment Plant--Radlof Engineering has assessed the water plant for upgrades and will further assess the strategy for "water lines" that have led contaminants.
- P029—REDIP—Second Intake Open—Focus on Business & Not-for-Profit commerce use of space in WBCCRC and Community Hall (project submission will not be competitive enough according to Program Officer from REDIP)
- P037—2022 Funds Received \$67,431; 2023 Funds Received \$35,419

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- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement in “Final Draft stage”, and Fire Truck has arrived passing all inspections, insurance, some “chevron” decaling has arrived for installation, 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*
- P069--Barkerville Corridor Wildfire Fuel Management (potential Partnership with Lhtako Dene Nation)
- P070--Highway 26 Events (repairs in-progress)
- P073--Local States of Emergency and Emergency Operations Centre (CRD has shared their entire framework of policy and implementation)
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment—working with EMBC and Minister Ma

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- Select Committees’ Short Updates
- Subdivision Requests—will be working with Urban Systems on current requests.
- Meeting Dates:
 - 2023 September 18th to 22nd—UBCM Annual Conference, Vancouver, BC
 - 2023 September 5th, Regular Council Meeting
 - 2023 September 26th, Regular Council Meeting
 - Emergency Preparedness Committee—CRD has shared their framework with us.
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (posted), Red Seal Carpenter and Facilities Supervisor, Casual Employment and Casual Contractors (as required), Seasonal VIC Staffing (complete), Seasonal Grounds and Maintenance Staffing (complete)

6.2 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 September 05, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday September 05, 2023.

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Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Ed Coleman's Personal Meeting Room

Join Zoom Meeting

<https://us02web.zoom.us/j/7390942920?pwd=b1VlbDdiazN0UUtVemJ1SGllcnFvQT09>

Meeting ID: 739 094 2920

Passcode: 131318

One tap mobile

+12532050468,,7390942920#,,,,*131318# US

+12532158782,,7390942920#,,,,*131318# US (Tacoma)

Dial by your location

- +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)
- +1 689 278 1000 US
- +1 719 359 4580 US

Meeting ID: 739 094 2920

Passcode: 131318

Find your local number: <https://us02web.zoom.us/u/kob66eegx>

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY AUGUST 15, 2023
IN-PERSON AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: (In-person) Mayor Ed Coleman, Councillor Josh Trotter-Wanner; Online (Zoom): Councillor Jenn Lewis; Councillor Dirk Van Stralen; Councillor Dorothea Funk
STAFF: CAO Jerry Dombowsky; Corporate Office & District Clerk Angela Ward
PUBLIC GALLERY: in-person 0, on line 5

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT – 7:03PM

1.1 Agenda for the Regular Council Meeting of Tuesday August 15, 2023.

23-122 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council approves the agenda for the Regular Council meeting of Tuesday August 15, 2023.

Carried Unanimously

2.0 MINUTES

2.1 Minutes of the Regular Council Meeting of July 18, 2023

- Councillor Funk stated that the letter from Island Mountain Arts (under Mayor’s Report 6.1) should be added to the Minutes, since it had not been included in the July 18, 2023 Agenda package.

23-123 MOVED Councillor Dorothea Funk, Seconded Councillor Jenn Lewis THAT Council approves the minutes for the Regular Council meeting of Tuesday, July 18, 2023, with inclusion of the IMA letter.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE

4.1 UBCM meeting schedule letter dated August 11, 2023 from Cariboo North MLA Coralee Oakes

4.2 Philip Garvey Ph.D.P.Ag., Senior Contaminated Sites Specialist

23-124 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council receives all Correspondence (4.1 and 4.2) presented to the Regular Council meeting of Tuesday, August 15, 2023.

Carried Unanimously

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

(In addition to report on the Agenda).

- P004 – quote for new ‘torch on’ roof for Community Culture and Recreation Centre (school building) – Mattison Roofing has leading quote for \$118,000 (including GST, which the District gets back), which is under budget (new technology), and pre-approved by Council.
- P029—REDIP (Rural Economic Development and Infrastructure Program) - Second Intake Open – deadline October, 2023 – will continue working to make the case for grant funding.
- P030 – PROV BC Jack of Clubs Lake & Area Reclamation Project – will begin getting data on tests.
- P069 – Barkerville Corridor Wildfire Fuel Management – Lhtako Dene First Nation would like to talk to the District about a possible joint pilot project on this section of Hwy 26 (as per a recent meeting by the Mayor with Lhtako Dene re. projects and our relationship).
- P076 – Lowhee Creek Assessment – the creek has really filled in at the bottom. To avoid problems in the spring, the Mayor has elevated the matter with Municipal Affairs for resolution as soon as possible. The Ministry of Forests, Crown Contaminated Sites is also being kept informed.

23-125 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council receives the updated Strategic Priorities Projects report as presented to the August 15, 2023 Council Meeting.
Carried Unanimously

6.0 REPORTS

6.1 Mayors Report

- Incidence compensation for call-outs for the Wells Volunteer Fire Brigade.
Recommendation to approve an increase to \$25/hour, to a maximum annual budget of \$8,000.

23-126 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approves to budget \$8000 annually for incidence compensation for the Wells Volunteer Fire Brigade members, based on a call-out rate of \$25/hour.

Carried Unanimously

- Geothermal system at the WBCRC (school). Mayor is asking for motion to approve up to \$75,000 to rehabilitate the geothermal system at the building, which includes getting the right technology into the lower basement for proper air movement in the fitness room.

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The money would only be spent after the Mayor and Acting Mayor, with their expertise, have met with DoW's two standing contractors to ensure the plan is solid and proposed cost is realistic to optimize the building's energy usage, which is now reliant on propane. Funding options are from the Community Works Fund (via UBCM) which just had \$100,000 added to it, or from the provincial Growing Communities Fund. Councillor Funk stated it would be good to get the lower level fitness room functional so the gym equipment can be moved from the Community Hall back to the fitness room at the WBCCRC.

23-127 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approves a motion to provide for the Mayor and Acting Mayor (Councillor Trotter-Wanner) to meet with the District's standing contractors to assess the quote to rehabilitate the geothermal heating system at a cost up to \$75,000, with monies to come from either the Community Works Fund or the Growing Communities Fund.

- Councillor Lewis – interested in saving money in propane costs once geothermal system is fixed. Wants a report to better understand the system and proposed repair work.

MOVED Councillor Trotter-Wanner; Seconded Councillor Lewis to **AMEND** Motion 23-127 adding that: the heating system be fixed and repairs be done subject to a report to Council after the Mayor and Acting Mayor meet with standing contractors, including an analysis about the viability of the geothermal system once repairs are made; and further, that reporting is either by email or, if required, a Special Council Meeting.

Carried unanimously

Vote on the main motion 23-127 as amended – Carried unanimously

- Council Select Committees Reports
 - 1) Vision and Planning
 - a. New Official Community Plan – Co-Chair Councillor Lewis stated that 15 referrals have gone out to stakeholders regarding the 2023 Draft OCP after the Bylaw has been given 1st and 2nd Readings, including Ministries, municipalities and First Nations, with comments requested by September 15. Some local stakeholders are also being asked for comment. Feedback would inform whether this draft would proceed or have to be amended. Public hearings/input will also be part of the process.
 - b. Subdivisions – working with consultant Urban Systems who have provided a communication booklet that can be given to applicants. They will follow up with an application checklist for the District and design an application form. These are the first steps in the District's path to a policy around subdivisions. There are several pending applications.
 - 2) Community Buildings and Lands
 - a. August 8 meeting – Co-Chair Councillor Funk reported this was a walk-through with Mayor/Acting CAO Ed Coleman of the buildings in their scope – the WBCCRC (school),

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the grounds, and the Community Hall, as well as the Fire Hall. Committee members now have a better idea of needs in each building. The Committee was asked to provide input on the roof colour of the new outdoor rink, with the Acting CAO and contractor recommending a change from dark green to dark grey, to better show off the timbers. This was agreed to.

b. June 15 meeting – the Committee had a productive meeting with representatives of West Fraser where the process in how cutting blocks are determined, including viewscapes that affect Wells, was discussed. She felt the meeting was positive in re-establishing lines of communication with West Fraser.

Re. Buildings and Lands – Mayor Coleman added that the pavilion next to the new rink built on sauna tubes is buckling. It's estimated that a perimeter support system and slab (same technology as the rink) would cost about \$50,000. Also, that wheelchair washrooms, storage, and perhaps a kitchenette could be part of future planning for the structure. Councillor Funk added that management plans for the school building and grounds, including the pavilion, need to be developed/updated which could incorporate some of those functions. She added that thinking has also begun re. management plans for all the green spaces.

- 2022 Audit – the Mayor said the Audit may be ready for the September 26, 2023 Council Meeting, with perhaps some preliminary information at the September 5 Meeting.
- BC Ambulance – the Mayor had a high-level meeting with a BC Ambulance representative about upcoming changes at the Wells ambulance station. He will have a more detailed update at the September 5 Council meeting. The current Scheduled On-Call model will be replaced by one of three other possible models as of April 1, 2024. Those models, with additional staffing, would require temporary accommodation for shift workers.
- Staffing – Mayor Council introduced the new CAO Jerry Dombowsky, an observer at this meeting, who has begun on-boarding with the District. He begins full-time October 10 (five-year contract) and his wife will move up here with him from Kelowna. Mr. Dombowsky said he is happy to be here, and looking forward to working with the Mayor, Council, the Committees, and especially staff and is confident Council's objectives and priorities will be met. He added he is encouraged by the warm welcome from the community members he has met so far. The Mayor said the Economic Development Officer position is the next to be filled.

23-128 MOVED Councillor Jenn Lewis, Seconded Councillor Dirk Van Stralen THAT Council receives the Mayor's and Select Committee reports.

Carried Unanimously

6.2 P075 – 2023 to 2025 Budget Supplements Discussions

- The Mayor reported that the wheelchair washroom for the Community Hall is being worked on as well as a more suitable location for the monthly health clinic. In consultation with the Nurse Practitioner, it will likely be in the former Chamber of

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Commerce office on the main level, which could also serve as a small meeting room. He also said the main floor of the Community Hall needs to be redone to save the floor, at a cost of about \$30,000 which will include sealing the floors as well as new lines painted in. Probe tests will determine how quickly the work needs to be done. The gym floor at the school will also need to be re-done, though is less urgent. Councillor Lewis asked that pickleball lines are added to basketball lines. The Mayor said they would be, as well as in the new rink.

- In response to a question from Councillor Trotter-Wanner, the Mayor confirmed the BC Hydro pole in front of the Fire Hall has been moved, and the upstairs has been restored, with the washrooms still to be done.

23-129 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council approve the Budget Supplements report, as presented.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Funk stated that it was the week for the annual (37th) Island Mountain Arts Harp School with a venue change from the Community Hall to the school gym for the annual potluck/Ceilidh on Thursday, August 17, 2023.
- Councillor Lewis thanked Sunset Theatre, Island Mountain Arts and SARRAS for the incredible shows they have been putting on. Also, as the Council rep. on the Community Forest Board, she reported that pre-harvesting preparation by West Fraser began this week and harvesting will begin next week or the week of August 27th. Trucks will be using the Bowron Lake Road so be aware of more traffic on that road and through town, for about two months.
- Councillor Van Stralen said because of the local Covid outbreak, the concert scheduled for August 16 at SARRAS would be at the Sunset Theatre instead. The Mayor said test kits and N-95 masks are available at the District Office.
- Councillor Trotter-Wanner mentioned that the Sunset Theatre will be presenting *Courtin vs. Keaton* on August 26 and 27.

7.2 Staff – Nil

7.3 Public Gallery – Nil

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council Meeting of August 15, 2023.

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23-130 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council at 7:53PM adjourns the Regular Council meeting for Tuesday August 15, 2023.

Carried Unanimously

Ed Coleman, Mayor

Angela Ward, Corporate Officer

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2023 August 23

Dear Mayor Coleman,

Regarding: The proposed change to the bylaw as outlined in the attached letter from 2023 April 30.

Here are the point form facts relating to the Bylaw:

-I worked on this with John Salewski. John is my former supervisor at BCWS when I was a part-time Fire Warden (2019- 2022).

-Wells is 1 of 8 privileged municipalities in BC where the Fire Chiefs are granted the unique authority to implement their own fire prohibitions or rescind fire prohibitions independent of regional fire zone jurisdictions (as per the Wildfire Act).

-We've enacted ½ of this authority in the bylaw at present. As Fire Chiefs, we can presently implement our own fire bans at any time regardless of the Cariboo Regional Fire Zone.

-Regional Cat 3 Burn prohibitions are extending too late into accessible season and beginning too early in the accessible season now for our specific elevation and climate in Wells for us to be able to commence productive fire mitigation slash burns before snow falls.

-If we don't commence these burns, it might be Wells we lose to wildfire next season. It sounds dramatic, but honestly, we've really just been lucky. Every summer is hotter and drier than the last. We're all already aware of this with upcoming FireSmart funding, etc. This work is equally as important.

-If this proposed alteration is placed in our wells fire services bylaw, our Fire Chiefs will have the authority to rescind Cat 3 burns, but only under the direct consultation and guidance of BC Wildfire and for specific fire mitigation organizations.

-We wrote the proposed bylaw change in this matter to ensure that future Fire Chiefs could not abuse the authority to rescind fire bans at will.

-Vincent Lui, who is overseeing the contractors for this mitigation work, is more than happy to discuss this with council, also.

Thanks,

Brendan Bailey,
(co) Fire Chief,
Certified Fire Service Instructor,
Wells Volunteer Fire Brigade



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

April 30th, 2023

Dear Mayor and Council,

As you may be aware, on May 4th a Category 3 Open Burning Prohibition will be instated at noon for the Cariboo Fire Centre. This prohibition includes us. It is being instated earlier than normal and is very problematic for spring hazard abatement work intended to reduce potential wildfire hazard during the summer.

The fuel mitigation work completed on the eastern aspect of Barkerville mountain last autumn was unable to burn the slash piles off in the short 2022 window between last year's prohibition being lifted and the onset of winter. This work was deferred until this spring. However, much of those piles are still under two or three feet of snow. The abatement work cannot be completed before the prohibition is put in place. Those slash piles, left unmanaged, pose a significant risk to Wells in a wildfire season.

The District of Wells is one of 8 municipalities in BC that has been granted exemptions under the Wildfire Act to create our own bylaws (within reason) around open burning pursuant to Part 1, Section 4 (2) of the act.

Presently, our DOW Fire Services Bylaw Section 17 (17.1) only allows us (Fire Chiefs) to implement our own prohibitions, but not to exempt prohibitions under conditions safe to do so for reasons of community safety.

In order to allow hazard abatement to continue with Category 3 burns throughout our spring, while conditions are still safe within our jurisdictional boundaries to do so, we would like to propose an addition to the Wells Fire Services Bylaw. We do so with hesitation and concern for careful so that such a clause cannot be abused in the future (for example, we are not opening a door for future Chiefs to blatantly allow campfires during a regional campfire prohibition in order to appease tourists or locals).

As such, we propose a draft text for **Section 17: 2**:

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 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 cold to freezing evening temperatures. All other parameters required for Cat 3 open burns must also be adhered to as per the Wildfire Act.

Thank you for urgent consideration in this matter,

Sincerely,

Brendan and Emily Bailey
WVFB Fire Chiefs

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P004—Wbccrc--Geothermo System Project Update

DATE: 2023 05 04

FROM: Mayor Ed Coleman

TO: Council, ICFO and CAO

REGARDING: Update on Geothermal System Upgrades

1. As per Council's motion from 2023 August 15th, the following information is confirmed.
2. In April and May 2023 our two Standing Contractors, James & Sons Electric and Canadian Western Mechanical, assess the Wbccrc--Geothermal System. Subsequently they consulted their engineering specialists.
3. They determined that the "System" is well designed and worth investing in, and has suffered from some deferred maintenance and natural aging of the systems components.
4. The "System" has three heat pumps, one master and two back-ups. One of the heat pumps requires replacement.
5. The heat pumps talk to two propane boilers when they cannot keep up with demand for heat.
6. A new more up-to-date Control System is required, that our Standing Contractors will be able to "talk to", for in-house and remote monitoring and optimization of the system—taking advantage of the geothermal heat and cooling capacity.
7. An axillary furnace and air conditioning unit is recommended for the basement of the school that will take full advantage of the "System" and also communicate with energy efficient "p-tac" units, that when place in the basement spaces, will provide filtered airs, air conditioning, and heat (starting with the Fitness Room). The same axillary furnace and air conditioning system will be able to support additional future "p-tac" units elsewhere in the building.
8. The supply chain on various parts and units varies from two weeks to eight weeks.
9. The estimated cost for components, parts and labour is up to \$75,000.

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From: Garvey, Philip FOR:EX <Philip.Garvey@gov.bc.ca>
Sent: Thursday, August 10, 2023 10:22 AM
To: Ed Coleman, Mayor <edcoleman@wells.ca>
Cc: Habtegiorgis, Hailegabriel FOR:EX <Hailegabriel.Habtegiorgis@gov.bc.ca>
Subject: Island Mountain | CCSP August 2 Public Presentation

Hi Mayor Coleman,

I would first like to thank you for the assistance and the support provided to CCSP in holding the Public Presentation on August 2.

Further still I would also like to thank the District Staff for their support and for being welcoming to CCSP.

I have provided links below to download the Presentation and Questionnaire. The presentation includes all the posters that were on display during the presentation.

- CCSP Public Presentation | To access the file, go to <https://www.env.gov.bc.ca/perl/soft/dl.pl/20230810100413-14-gp-0dafb6f2-27a8-4600-925f-b3795ebf?simple=y>
- Public Consultation Questionnaire | To access the file, go to <https://www.env.gov.bc.ca/perl/soft/dl.pl/20230810100122-07-gp-6d635be0-9b26-499b-a0a4-546e5a8a?simple=y>

If anyone has any follow up questions or concerns regarding CCSP's investigations or work completed by the Province in the past, please feel free to pass on my contact information (listed below) or the generic CCSP contact information (Tel: 250-387-9730, Email: Contamianted.Sites@gov.bc.ca)

If anyone has any specific health questions or questions related to health hazard advisory, Contact information for the Northern Health Authority is their central line: 250-565-7322 and email: publichealth.protection@northernhealth.ca

Thanks, Philip.

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Philip Garvey Ph.D. P.Ag.
Senior Contaminated Sites Specialist
Crown Contaminated Sites Program
Crown Land Opportunities and Restoration Branch
Integrated Resource Operations Division
Ministry of Forests
Philip.Garvey@gov.bc.ca
Phone: 236-455-4586 Cell: 604-690-8443

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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.

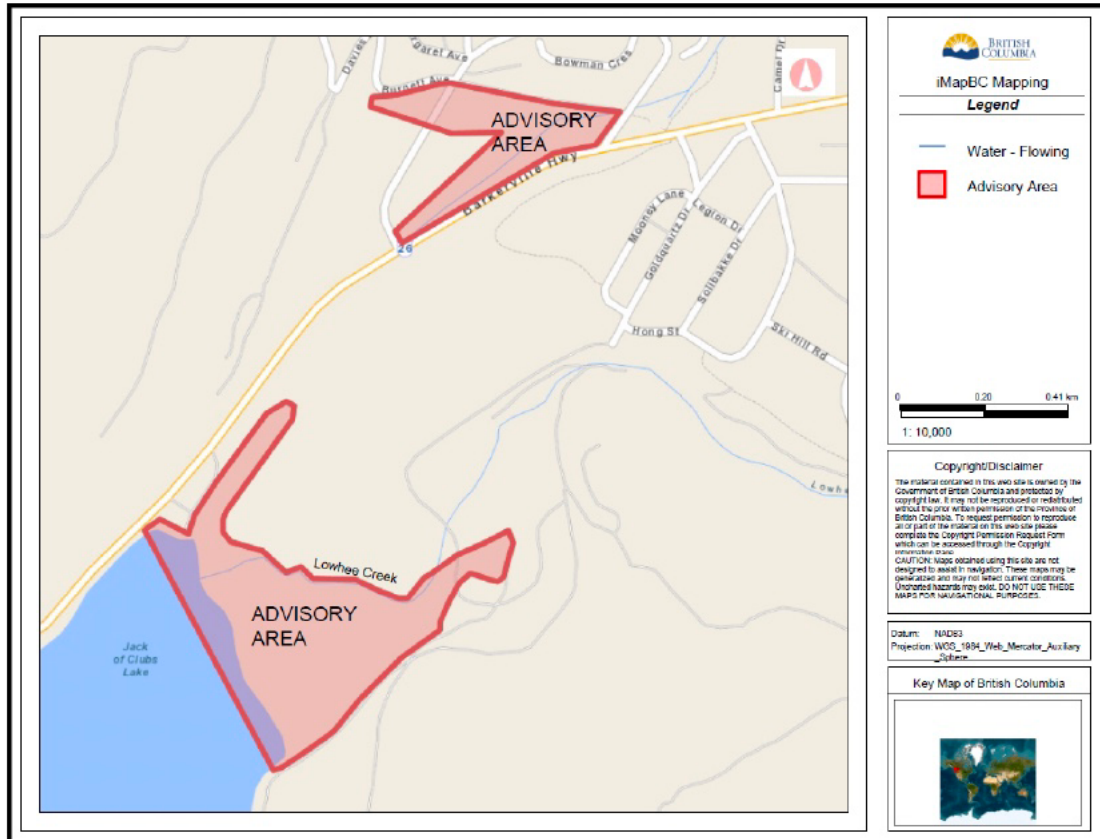
For further information on the Advisory please contact Northern Health Environmental Public Health at 250 565-7322 or via email at php@northernhealth.ca

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.

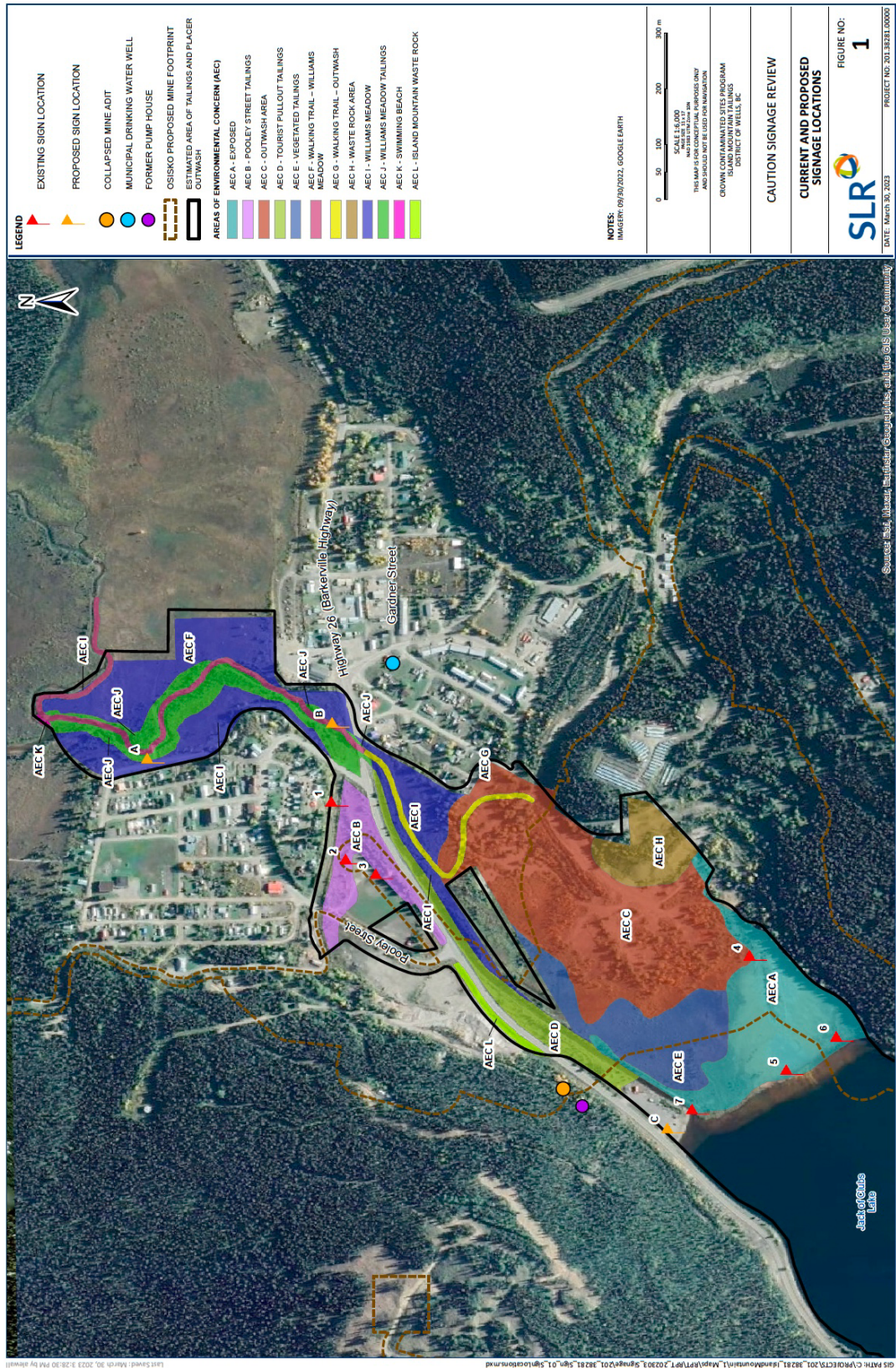
Dr. Jong Kim, MD, MSc, FRCPC
Chief Medical Health Officer
Northern Health

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines Advisory Areas Map



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District of Wells Press Release

The District of Wells Council is pleased to announce Mr. Jerry Dombowsky as its new Chief Administrative Officer (CAO). Mr. Dombowsky will be joining the District of Wells full-time on October 10th, 2023, and “on-boarding” until then as he transitions from his full-time employment with the City of Kelowna.

Council reviewed 14 applications for CAO, interviewed five candidates, and arrived at Mr. Dombowsky as the lead candidate in the process. Mr. Dombowsky has a home in Wells, BC, and we are excited to have him join us as our CAO and full-time citizen of Wells.

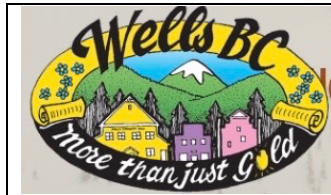


Mr. Dombowsky has spent the last 25 years in a variety of roles of increasing responsibility with the City of Kelowna, including managing the transit operation, environmental programming, active transportation, parking management, community event delivery, and land negotiation. He is well seasoned in contract management, staff management and development, media relations, and liaison with all levels of government. His experience with Mayor and Council is broad, entailing ongoing reporting, budget preparation and management of Council Committees. Prior to joining the City of Kelowna, he was employed by Canada Mortgage and Housing Corporation as a Senior Project Analyst. With a background in Commerce and Business Administration Jerry brings common sense, strong leadership, and accountability to the role of CAO.

Mr. Dombowsky will help Council and the Community continue to implement the District of Wells 2022 to 2032 Business Plan. His expertise, experience, proven professionalism, and skills will greatly benefit our Community in its implementation.

For more information contact Mayor Ed Coleman at 250-991-9034 or edcoleman@wells.ca

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone--250-994-3330 Fax--250-994-3331 www.wells.ca

ECONOMIC DEVELOPMENT OFFICER

Located in one of the most spectacularly beautiful regions in British Columbia, and offering numerous outdoor recreational and lifestyle opportunities, the District of Wells (the District) is seeking an Economic Development Officer (EDO).

The District has a well-defined vision of its future, combined with a renewed, solid foundation of clearly articulated strategic and project priorities moving forward. The EDO will oversee the District's economic and business development program, and develop and implement plans, strategies and programs that support business attraction, retention, expansion and year round destination tourism. Reporting to the Chief Administrative Officer (CAO), the EDO role also encompasses an interesting and challenging mix of related duties and responsibilities including marketing, external communications, grant writing, project management, and event planning and staging. The EDO will also undertake select administrative and financial functions as assigned by the CAO and the District's Chief Financial Officer from time to time. As such, this is an excellent and unique career opportunity for an energetic, committed professional who is seeking to expand their knowledge and direct hands-on experience in a wide range of local government administrative and operational activities.

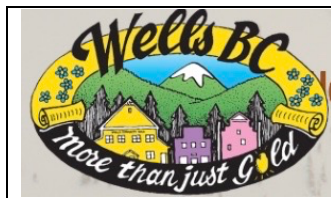
The ideal candidate will have a degree in either business administration, economic development, commerce, public administration, economics, marketing, finance or other related discipline, combined with previous working experience in a similar role, preferably in a local government setting. Experience in project management involving extensive community and multi-stakeholder engagement and partnerships, ideally in a transitioning rural resource based environment, would also be an additional asset. Well-developed interpersonal and communication skills, combined with a strong desire to connect to the local community, will be critical for the role.

The District puts a priority on offering a healthy work life balance for its employees, and is prepared to offer a competitive salary commensurate with knowledge and experience, including a comprehensive benefit package and relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Friday, September 29th, 2023 to:

Mayor Ed Coleman, District of Wells
Phone: (250)-991-9034
Email: edcoleman@wells.ca

For more information on the District of Wells, please visit www.wells.ca. If you have specific questions regarding this position, you are invited to contact Mayor Ed Coleman directly. We thank all applicants for their interest, however only candidates selected for further consideration will be contacted.

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JOB SUMMARY **DISTRICT OF WELLS ECONOMIC DEVELOPMENT OFFICER**

Reporting to the Chief Administrative Officer (CAO), the Economic Development Officer (EDO) will oversee the District's economic and business development program, and develop and implement strategies and programs that support business attraction, retention, expansion and destination tourism.

PRIMARY DUTIES AND RESPONSIBILITIES OF THE EDO POSITION

- Develop and implement with the community an Economic Development Plan
- Identify economic development opportunities, and act as a catalyst for co-ordination of economic development activities in the community
- Undertake economic research, analysis and activities which develop and foster partnerships that contribute to the economic development of the District and promote Wells as a location of choice for business investment, enterprise and year round destination tourism
- Develop an attraction/multi-media marketing campaign for potential investors in the community, and provide related information for businesses, tourism operators and potential investors on sources of financial assistance for business start-ups and expansion
- Be the principal point of staff contact for the District on business enquiries for the area
- Work with the local Chamber of Commerce (if reactivated) to identify supports for local businesses and identify gaps in the community, and assist existing employers to sustain and expand their businesses
- Work with the Visitor Information Centre and local tourism operators on how to promote Wells as a first class year round tourism destination
- As directed by the CAO, prepare and/or assist with grant applications, including the development of grant applications in consultation and partnership with the District's two Select Standing Committees. Prepare reports and budgets for potential future projects for grant applications, and manage existing grants for economic development,
- Prepare regular written reports on the principal activities completed by the EDO, for presentation at Regular Council and Select Committee meetings

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- Act as Deputy to the CAO in the CAOs absence, and carry out and perform such other duties as the CAO may assign from time to time.
- As assigned by the CAO, undertake project management responsibilities for select small and medium size District projects as deemed appropriate
- Develop and maintain positive external relations and partnerships with Provincial Ministries, Federal Departments, First Nations, educational institutions, local businesses/associations, not-for-profits and other community groups and organizations
- In consultation with the District's Corporate Officer, oversee use of the District's facilities and parks for events, commercial use, not-for-profit use, and use by the public.

PREFERRED QUALIFICATIONS FOR THE EDO POSITION

- Degree in business administration, economic development, commerce, public administration, economics, marketing or other related discipline from a recognized post-secondary institution.
- Training or courses that demonstrate ongoing professional development in the economic and business development field
- Progressively responsible experience working in a similar role in economic development, business development, community program development, marketing or promotional campaigns and activities
- Experience in managing projects
- Experience in community and stakeholder engagement.
- The incumbent will be required to attend evening and weekend meetings and events from time to time as directed by the CAO

The District puts a priority on offering a healthy work life balance for its employees, and is prepared to offer a competitive salary commensurate with knowledge and experience, including a comprehensive benefit package and relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Friday, September 29th, 2023 to:

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District of Wells—Strategic Priorities Projects Tracking Grid

Version 4.0—2023 09 04

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 to 2025, 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 PBC \$441,600 GAS-T \$186,500 West Fraser Timber \$30,000	1	x	20-04	23-09	x	x	x	x	x	
2	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$290,000 + In-kind Complete \$300,000 Planning and Emergency Upgrades \$4,700,000 Engineering & Construction	1	x TBD	20-04	26-03	x	x	x			
3	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	23-10	x	x	x	x	x	
4	P004	DOW & Partners--Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/ 2	x	20-04	24-12	x	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

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/ E
6	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-03	x	x	x	x	x	
7	P014	UBCM--Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust (see also P015)	1	x	21-04	24-03	x	x	x	x	x	
8	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	1	x	22-04	23-11	x	x	x	x	x	
9	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (may include other partner cash contributions) See also P31	1	IPr	19-04	24-03	x	x	x			
10	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	IPr	22-11	24-03	x	x	x	x		
11	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP TB D ICSP	18-04	24-03	x	x	x			

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12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P004 2 nd Submission 1—not approved Submission 2—will not be competitive	1		22-11	26-03	x	x				
13	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 6,000,000 See also P18	1	x TBD	22-12	26-06	x	x	x			
14	P032	DOW Public Works Garage and Shop Assessment, then Purchase Existing or New Construction	TBD	1		22-11	23-12	x	x				
15	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1		18-04	24-03	x	x	x	x		
16	P039	PROV BC--Engines 11, 12, & 14 Fire Truck Replacements	CGF \$352,000+ Interim Unit \$60,000 Accounts Receivable Heritage Branch 1,300,000+ Future New Units	1		22-12	25-03	x	x	x			

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/E
17	P050	Lhtako Dene Nation Partnerships	Mayor & Councillor Lewis	1		23-11	OG	x	x	x			
18	P071	Money Lane House Fire		1		22-06		x	x	x	x	x	
19	P074	Wildfires		1		23-04		x	x	x			
20	P072	Rural Roads Events—Sugar Creek	EMBC	1		23-04		x	x	x	x	x	
21	P073	Local States of Emergency and Emergency Operations Centre	Emergency Operation Centres Emergency Support Services	1		23-04		x	x	x			
22	P076	Lowhee Creek Assessment & Remediation	Flood Risk Spring 2024 EMBC	1		23-06		x	x	x			
23	P075	2023 to 2025 Supplements	Review at each Council Meeting	2		23-01		x	x				
24	P070	Highway 26 Events	Temporary Bridge Highway Resurfacing	2		23-04		x	x				
25	P057	UBCM—Housing Strategy Revision	\$15,000 In-trust	2		21-01	TBD	x					
26	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	2		22-06	OG	x	x	x			
27	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		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
28	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 Phase 2 Mitigation Estimated 5,000,000	2	x	22-08	26-03	x	x	x			
29	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		
30	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x				
31	P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	3		20-04	24-10	x	x				
32	P016	PROV BC-- Housing & BC Housing	\$5,000,000 See also P36 & P19	3		19-04	OG	x	x				
33	P028	UBCM Extreme Conditions Recovery Fund	Fall 2023 Intake	3		22-11	TBD	x	x	x			
34	P020	DOW Wells Community Forest and Community Forest Expansion	TBD Average Dividend Counsellor Lewis	3		18-04	OG	x	x	x	x		

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/ E
35	P036	DOW & PROV BC— Crownlands	See also P36 & P19	3		22-06	24-06	x	x				
36	P040	UBCM— Public Notification & Evacuation Routes Planning		3		23-01	TB D	x					
37	P042	UBCM— Emergency Operations Centres & Training	See also P22	3		23-01	TB D	x					
38	P043	UBCM— Poverty Reduction Planning & Action		3		23-01	TB D	x					
39	P047	PROV BC— Destination Development		3		23-01	OG	x	x				
40	P048	DOW & Partners—EV Charging Stations		3		23-01	OG	x					
41	P006	Indigenous Partnerships		4		22-04	OG	x	x				
42	P007	DOW Municipal Hall Upgrades	2022--\$80,000	4		22-04	24-12	x	x	x	x	x	
43	P008	DOW Firehall Upgrades	2022--\$90,000	4		22-04	23-12	x	x	x	x	x	
44	P009	DOW Road Maintenance and Snow Removal Contract	2022- \$185,000 2023- \$185,000	4		22-06	23-10	x	x	x	x	x	
45	P012	Telus Pole at Firehall		4	IPr	22-04	23-07	x	x	x	x	x	23-07
46	P019	PROV BC & DOW— Cemetery	See also P36	4		22-06	OG	x	x				

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47	P022	DOW & Partners--Emergency Response Plan	See also P42	4		22-06	OG	x	x	x	x	x	
48	P025	NDIT--2023 Economic Development Officer Funding	2022/2023--50,000	4		22-11	24-03	x	x	x			
49	P037	UBCM--Community Works Funds (was Gas Tax Fund)	2021--\$65,000 2022--\$67,431 2023--\$35,419	4		18-04	OG	x	x				
50	P038	DOW--Fitness Centre Upgrades and Location Decision	2023--25,000	4		22-11	23-04	x	x				
51	P044	DOW--Operations & Governance Improvement Plan		4		23-01	OG	x	x	x			
52	P045	NDIT--Grant Writer Program	10,500	4		22-11	24-03	x	x				
53	P046	DOW & Partners--Barkerville Topics		4		23-01	OG	x	x				
54	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	4		18-05	OG	x	x				
55	P058	MULTI-PARTNER--Highway 26 Wildfire Fuel Mitigation Project		4		22-11		x	x				

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56	P059	DOW— Sewer Lagoon Airation Motors	Transferred to P002	5	x	21-11	x	x					
57	P060	DOW— Lagoon Maintenance Berms and Sludge	Transferred to P002	5		23-01							
58	P021	PROV BC-- Green Infrastructure Project	No Submission Made	5		21-11	22-03	x	x				
59	P034	SERVICE CANADA-- Youth CSTP 018263319	3,000 Complete	5		22-04	22-12	x	x	x	x	x	8
60	P049	PROV BC & CANADA-- Community Energy System (GT-SPF)	439,000 Expired No Matching Funding Capacity	5		17-04	21-03	x	x				
61	P051	PROV BC-- CRP--Wells Curling Rink	49,084 Complete	5	x	12-04	13-03	x	x	x	x	x	8
62	P052	PROV BC-- South Wells Infrastructure Condition Assessment	10,000 Complete	5	x	17-04	18-03	x	x	x	x	x	8
63	P053	PROV BC-- Asset Management Plan	10,000 Complete	5	x	15-04	16-04	x	x	x	x	x	8
64	P054	PROV BC-- COVID Safe Start	241,000 Complete	5		20-11	21-12	x	x	x	x	x	8

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65	P061	BC HYRDO—LED Steet Lighting	35,000	5		20-10	22-11	x	x	x	x	x	7
66	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				
67	P041	UBCM—FireSmart Community Funding & Supports	\$45,000 Over subscribed.	5		23-01	TB D	x					
68	P024	DOW—Change Sand in Water System	2022/23--20,000 Transferred to P018	5		22-11	23-06	x	x	x			
69	P026	DOW Electrical Upgrade at Sewer Lift Station	Transferred to P002	4		22-03	23-03	x	x	x			

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Appendix L—District of Wells Risk Management Chart (Version 6.0)

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	7,000,000	Collection and Treatment
2	Water				500,000	6,000,000	Treatment, Collection, Storage, 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				120,000	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				15,400,000	10,000,000	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				1,000,000	5,000,000	Research, Planning, and Remediation
15	Totals				25,670,000	98,750,000	

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P75—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	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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P75—2022 to 2025 Supplements

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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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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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 Centre	Fitness Room Washroom	10,000	
	C & R Centre	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 	100,000	1		2023, 2024	PL

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	<ul style="list-style-type: none"> • Bunker Gear • Training • 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	