

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY October 24, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

<https://us02web.zoom.us/j/89583553401?pwd=QkhJL2FvSHBVRkwvc2wzelgwaVJSUT09>

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'sùll, 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 October 24, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday October 24, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Thursday Tuesday October 12, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

4.1 Dave Jorgenson, Resident, Wells, BC-- Cow Portal Too Noisy

4.2 Hayley Archer, Community Relations Office, Osisko Developments Cariboo Gold Project. The main method of reporting any issues is or dropping by the Community Relations Office.

feedback@osiskodev.com

BGM - COMMUNITY RELATIONS OFFICE

4270 Sanders Ave., P.O. Box 250
Wells, BC V0K 2R0
Tel: 1.778.414.8493

4.3 Mo Vahedifar, PMP, Senior Project Lead, **Major Mines Office, Ministry of Energy, Mines and Low Carbon Innovation**

Mine Review Committee (MRC) for Cariboo Gold Project's Joint Application for *Mines Act* and *Environmental Management Act* authorizations is now established.

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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—Concrete pour (completed), pony wall (in-progress), fascia (completed), and electrical next, water stand (completed), and investigated Zamboni L100--\$18,000 to \$20,000.
- P002—Sewer/Waste Water—EIS (Environmental Impact Study) continues, generators and concrete pads are next for the pump station and lagoon blowers, outflow measuring station (engineering and planning).
- P004—WBCCRC—Quotes closed—Mattison Roofing Awarded Roofing Contract starting in September weather permitting and Geothermal System Upgrade components ordered.
- P17--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Project Liaison for District of Wells (posting being drafted and contract with Osisko being drafted)
- P018—Water Treatment Plant—Parts being ordered and generation ordered for the water plant, and generator pad and regulatory fencing to be completed in Spring 2024.
- 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, but discussions continue.)
- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement completed, and Fire Truck still has, some “chevron” decaling to be installed, and new ladders are ordered (but will take one year to arrive, have sufficient ladders until the new ones arrive).
- 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, plan changed to two lanes (existing lane and bridge installed for second lane) for the winter.
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment—Ministry of Forests and Emergency Management BC. Assistant Deputy Minister of Forests Matt Austin has assessed the situation and has deployed staff to accelerate assessment and review suggested solutions for this Fall of 2023

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- Chart of Accounts for finalizing 2022 Audit and preparation for 2023 Audit
- Select Committees’ Short Updates
- Subdivision and Zoning Requests—working with Urban Systems on both processes.
- Meeting Dates:
 - 2023 October 24th, Regular Council Meeting (7:00pm to 9:00pm)
 - 2024 November 07—Regular Council Meeting (7:00pm to 9:00pm)
 - 2024 November 21—Regular Council Meeting (7:00pm to 9:00pm)
 - 2024 November 29—Joint Council Meeting with Lhtako Dene Nation (12:00pm to 2:00pm at the Mill)
 - 2024 December 05-- Regular Council Meeting (7:00pm to 9:00pm)

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- Emergency Preparedness Committee—Work will continued through to 2024 January
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (posted), Facilities, Lands, and Infrastructure Manager (posting being drafted), Cariboo Gold Liaison Coordinator (posting being drafted), 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 October 24, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday October 24, 2023.

Ed Coleman is inviting you to a scheduled Zoom meeting.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Topic: Mayor Ed Coleman's Zoom Meeting
Time: Oct 24, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89583553401?pwd=QkhJL2FvSHBVRkwvc2wzelgwaVJSUT09>

Meeting ID: 895 8355 3401
Passcode: 231343

One tap mobile

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Dial by your location

- +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
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)

Meeting ID: 895 8355 3401
Passcode: 231343

Find your local number: <https://us02web.zoom.us/u/kWv18sIXB>

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, OCTOBER 12, 2023
INPERSON OR ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Josh Trotter-Wanner, Councillor Dirk Van Stralen, Councillor Jenn Lewis, Councillor Dorothea Funk

STAFF: CAO Jerry Dombowsky, Corporate Officer and District Clerk Angela Ward

PUBLIC GALLERY: 2 online

1.1 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 12:21PM

1.1 Agenda for the Regular Council meeting of Thursday October 12, 2023

23-154 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the agenda for the Regular Council meeting of Thursday Oct 12, 2023, with amendments to late items.

Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of Tuesday September 26, as circulated

23-155 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the Minutes for the Regular Council meeting of Tuesday September 26, 2023, with the amendments of the spelling of Rod Graham's name and Councillor Funk's clarity amendments.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE – NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities and Projects

Mayor Ed Coleman gave a verbal update on strategic priorities projects in addition to the agenda.

- P001 – Ice Rink update, 42 “ pony wall and discount request
- P004 – Call with roofing company tomorrow
- P017 – Social worker, and professional work with CAO, community agreement table
- P018 – Part has been ordered, genset pad pour being planned.
- P029 – ODC EA decision might affect this application.
- P069 – Wildfire sample next to the transfer station as per Lhtako Dene request
- P070 – Bridge has been put in, so we now have 2 lanes established, received lots of calls on issue.
- P076 – Lowhee Creek Assessment, working with EMBC and Minister Ma and Minister of Forests and meeting with Matt Ostin.

23-156 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council receives the updated Strategic Priorities and Projects report.

Carried Unanimously

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5.2 Bylaw 193, 2023 Renumbering Bylaw 3rd and final readings.

23-157 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the 3rd and final readings of Bylaw 193, 2023 Renumbering Bylaw.

Carried Unanimously

5.3 Bylaw 194, 2023 Fire Services Bylaw

23-158 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the 3rd and final readings of Bylaw 194, 2023 Fire Services Bylaw.

Carried Unanimously

23-159 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk That Council define a practice /training as a 2-hour segment, with additional hours at \$5.00 per hour and that it is back dated to Oct 1, 2023.

Carried Unanimously

23-160 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approve the letter from IMA on the Arts Wells Project up to 1000 people and providing a support letter as well as use of our Buildings and Lands for events.

Carried Unanimously

5.4 Community Forest

23-161 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receives the financial statements for Wells-Barkerville Community Forest as well as the annual report of the directors of the Wells-Barkerville Community Forest for the year ending December 31, 2022. Council elects the following persons as directors of Wells- Barkerville Community Forest.

- Ian MacDonald
- Tony Bensted
- Jenn Lewis
- Darryl Koekemoer

Council waives pursuant to the provisions of Section 203(c) OF THE Business Corporation Act, the appointment of an auditor for Wells-Barkerville Community Forest and waives the requirement for annual general meeting of Wells-Barkerville Community Forest Ltd, and instead deems the annual general meeting to have been held on October 12, 2023.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report

Mayor Ed Coleman gave a verbal update on projects on the agenda.

- Concise Business Plan – Version 4.5 posted on Well.ca.
- Chart of Accounts for finalizing 2022 audit and preparation 2023 Audit.

23-162 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves Signing Authority for CAO Jerry Dombowsky for all District of Wells accounts at Integris and TD

Carried Unanimously

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23-163 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the motion to ask the brigade to add CAO Jerry Dombowsky to Fire brigade bank signing authority.

Carried Unanimously

- No Committee updates.
- Staffing update, CAO is in place, EDO still posted, and Facilities, Lands and Infrastructure Manager posting being drafted.

23-164 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council receives all reports.

Carried Unanimously

6.2 P075-2023 to 2025 Supplements Discussions – nil

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Josh Trotter-Wanner is researching “Homes for People” a Digital process for Building Permits and the timing of permitting.

Councillor Dorothea Funk announced that NDIT Building facade improvements program is back on.

Councillor Jenn Lewis reminded that the Community Forest work began a month late and to beware of additional logging trucks on the roads.

7.2 Staff

The Corporate Officer and District Clerk announced that Pier 21 will be having its last show tonight (\$20 and there will be an end of season party. Also, I was at the Destination BC Conference in Prince George where I made a small presentation about Wells announcing that we will be having an Arts Wells festival in 2023 and the building of our new Ice Rink and working on making Wells a year-round destination.

Fire Chief Brendan Bailey announced that it is Slash burning season again and to be aware when you see smoke plumes. The Brigade did some training with the Quesnel Fire Dept. It is Fire Prevention week; wood stove and wet inspections are happening. Engine 12 work and Engine 11 warranty work is being done. Free smoke and CO Detectors are available at the District Office and to be aware that there will be street closures when WVFB activities are happening.

7.3 Public Gallery

Julia MaKey reiterated the show at the Sunset theatre Pier 21. She also announced that on Oct 18 and 19 about 10 homes have been signed up for chimney sweep and if anyone else is interested the cost is \$140 a home and to let her know so she can add you to the list.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Thursday October 12, 2023.

23-165 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council at 1:31PM adjourns the Regular Council meeting for Thursday October 12, 2023.

Carried Unanimously.

Ed Coleman, Mayor

Angela Ward, Corporate Officer

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From: Historic Stays - Wells, BC <info@stayinwells.ca>

Sent: Sunday, October 15, 2023 6:27 PM

To: District Clerk <clerk@wells.ca>; Jerry Dombowsky, CAO <jerrydombowsky@wells.ca>; Ed Coleman, Mayor <edcoleman@wells.ca>

Cc: Chris Lodder <clodder@osiskodev.com>; Councillor Dirk Van Stralen <vanstralen@wells.ca>; Mo EMLI <Mohammad.Vahedifar@gov.bc.ca>; Katherine EAO:EX St. James <Katherine.StJames@gov.bc.ca>; Karaline EAO:EX Reimer <Karine.Reimer@gov.bc.ca>; Barbara.Oke@northernhealth.ca <Barbara.Oke@northernhealth.ca>; Xu.Huang@northernhealth.ca <Xu.Huang@northernhealth.ca>; Councillor Funk <dfunk@wells.ca>; Councillor Lewis <jlewis@wells.ca>; Councillor Josh Trotter-Wanner <josh@wells.ca>; elenore.arend@gov.bc.ca <elenore.arend@gov.bc.ca>

Subject: Cow Portal too noisy

To the District of Wells Mayor and Council,

The very noisy new Ventilator inside our municipal boundary, at the Cow Portal is a perfect example of Osisko's ongoing dis-regard for known problems generated by their operation in our community. In addition, this disruption to our community is a perfect segue into the noise problems that Osisko has to overcome by operating a mine in a residential area under the CGP permit. Although this drill noise is far less than the 40 dB increase in ambient sound level to be negotiated in the CGP conditions agreement, the fact that this whining noise penetrates our community relentlessly 24 hours a day is a significant problem.

The acoustic problems of our community are further illustrated by the fact that you can hear the noise even more clearly on the side of my house that faces away from the source, illustrating the incredible problems of sound travel in our community that have never been addressed in any impact study.

As the days of this exploration roll by, what started out as annoying sound interference, is now psychologically aggravating.

As the attached map shows, this fan is simply the first of at least a half dozen that will arc around our community.

All these Intake and Exhaust Vents sit on contours that fall directly to the residential area, and most are even closer to the community than this one.

This is a perfect illustration of why the Services Building can never be allowed to exist next to our residential area, and why its much more suitable to relocate the concentrator/services building at Bonanza Ledge. Also, it's worth noting that the Cow Adit is now just getting under construction despite the fact that the EA permit was issued for the CGP on the expressed submission statement that this tunnel is 'pre-existing' (See April 2023 Changes Document). In addition, one must ask why this work is even being undertaken on a now old and redundant exploration permit, given that the commitment has been made by the proponent to mine the resource,

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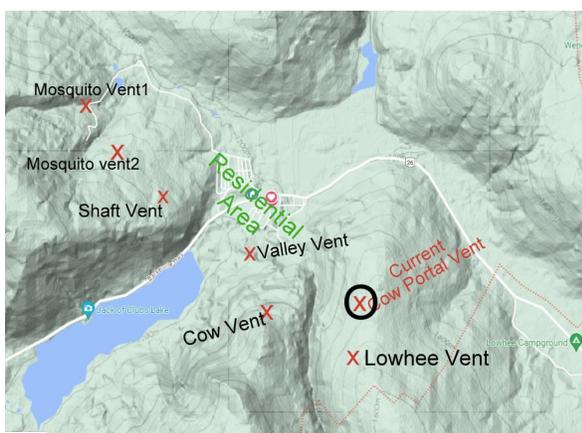
regardless.

As noted by Councillor Funk and others, this Cow tunnel should NOT continue to be constructed in this location. The location was solely selected because the temporary exploratory adit permit couldn't be placed in interference with the Bonanza Mine permitted footprint. Now that Bonanza, and the unfinished Cow Portal and the Cariboo Gold Project are all rolled into one plan, this tunnel should be built away from the community and inside the mine footprint at Bonanza. That would put it adjacent to the Waste Rock Storage Facility and Phase 1 mine, not in a spot that was originally chosen for temporary purposes, which no longer apply. Clearly, that would be the least environmental impact for the project.

This one point-source at the Cow Portal is already in contravention of District of Wells Bylaw no. 93, under the Local Government Act, regarding noise. It also disrespects Osisko's March 2022 signed Memorandum of Understanding with the District of Wells regarding respect for Principle 1: "respect for each party's area of jurisdiction", Principle 5: "Acknowledgment that good relations between neighbours are required for all citizens to benefit."

I am requesting that the municipality of Wells order Osisko to cease and desist this exploration activity immediately, and require them to obey the terms and conditions of our municipal law within which boundaries their operations are occurring.

Dave Jorgenson,
Resident,
Wells, BC



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Chart of Accounts for finalizing 2022 Audit and preparation for 2023 Audit

Revenue Chart of Accounts

Account
011210002 Federal Grants
011210003 Provincial grants
011620001 Unconditional grants - Province govern
011710012 S. Wells Infrastructure Grant
011710016 Visitor Information Centre
011710113 UBCM Fire Equipment Grant
011710115 BC Climate Action Grant
011710120 Federal fuel tax transfer
011710121 Access to Health Care grant
021450002 Prov govt - NITP grant
021450011 Volunteer Terrace Safe Senior's Grant
021450021 Community Health Grant
021451001 Other grants and contribution
031450001 Provincial Government Grant
311 Government Grants
011110010 Taxation - general & debt
011110020 Taxation - utilites
011110050 Taxtion - General & debt - business/ot
011110080 Taxation - Tax adjustments
011130030 Garbage parcel tax
011140001 1% tax - BC Telephone
011140005 1% tax - BC Hydro
051700100 Parcel taxes
061700100 Parcel taxes
312 Taxation
011510004 Building/plumbing permits
011510005 Rezoning fees
011530004 Community hall rentals
011530005 Library rentals
011530006 Rentals - Wells School
011530007 SD 28 Lease
011550001 Interest income
011560002 Penalty on current taxes
011560003 Interest on arrears taxes
011560004 Interest on delinquent taxes
011590003 Sale of district pins
011590004 Insurance claim proceeds
011590015 Fitness Centre Memberships
011590025 Miscellaneous Revenue
011590026 Corporate Parterships
011590105 Property tax searches
011590106 Community Forest Dividend
313 Other revenue from own sources
051100100 Consumer billings - water
051100400 Connections
051300100 Water on and off charges
061100100 Consumer billings

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061100400 Connections

314 Utility User Fees

011590007 Gold Rush Circle Route 17/18

011590011 Love Wells Project

011590012 Chamber of Commerce Co-op Market

011710001 Northern Development Initiative

011710007 NDIT Marketing Grant

011710013 NDIT Grant Writer Grant

021450007 BC3 Grant Internet

021450016 Innovations Funding

021450019 Job Opportunities Program

315 Other grants

011320001 Fire protection - Barkerville

011320004 Fire protection Regional District

011320005 Street lighting Prov of BC

011500005 Commercial garbage collection

011500006 Residential garbage collection

011590021 Barkerville Cemetery

317 Sale of Services

012180961 Admin recoveries - water department

012180962 Admin recoveries - sewer dept

052100050 Administration

062100050 Administration

320 Administrative Recovery

Expenses Chart of Accounts

Account

012120110 Management salaries

012120120 Medical and insurance premium

012120207 Composite Labour Load

012120208 Memberships

012120234 Travel & conferences

012120302 Staff training

012120303 Recruitment Expenses

012150292 General expense

012150294 Tax sale costs

012670003 Photo Video

012670004 Website Maintenance

014490001 Labour load - suspense

014490002 Labour load - superannuation

014490003 Labour load - CPP

014490005 Labour load - UIC

1.1 Administration

012150240 Audit fees

012150242 Legal fees

1.2 Audit and Legal

012150250 Insurance

012150251 Fire insurance

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1.3 Insurance and deductible

012110090 Council Remuneration

012110100 Council Incidentals

012110207 Memberships & subscriptions

012110234 Council travel & conferences

012110900 Council contingency

1.4 Legislative

012150212 Copy machine

012150213 Telephone

012150221 Advertising, hosting

012150225 Office supplies

012150229 Vadim leases

012230225 Office supplies

1.5 Office supplies

012180961 Admin recoveries - water dep

012180962 Admin recoveries - sewer de

1.6 Admin Recoveries

012198585 Church electricity

2 Civic Buildings

012190120 Official Community Plan

012190522 Community Hall - Building re

012190525 Community Hall - telephone

012190585 Community Hall - electricity

012190586 Community hall - fuel

2.1 Community Hall

012195522 Municipal hall - bldg repairs

012195585 Municipal hall - electricity

012195586 Municipal hall - fuel

2.2 Municipal Hall

012196296 Fitness Centre Expenses

012196521 Geothermal Monitoring

012196522 Wells/Barkerville School school

012196585 School electricity

012196586 School fuel

2.3 Wells/Barkerville School

012670227 Post Secondary School Burs

012900000 Contaminated Site Remediation

3 Other

012300302 Public works contracted services

012300303 Public Works Contract Equip

012300304 Public Works - Snow Clearing

012300450 PW Supplies & equipment

012300452 Ditching and Drainage

012300453 Custodial Supplies

012420350 Spring Cleanup

3.1 Public works

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012670225 Municipal transit

3.4 Municipal Transit

012400350 Garbage collection contract

3.5 Refuse Collection

012670221 Marketing and Economic Dev

012670260 Community promotion for co

012670270 Community Promotion - gran

3.6 Economic Development

012620309 Barkerville Co-operative Mar

012620310 Grant Writer Services

012620311 Marketing and advertising

3.7 Community Promotion

012328565 Street lighting new lights

012328585 Street lighting electricity

3.9 Street Lighting

012197505 VIC Operations

012197522 Visitor Centre Repairs and M

012197585 Visitor Centre Electricity

3.11 Visitor Centre Operating

012670021 Barkerville Cemetery

3.12 Barkerville Cemetery

012800010 Interest & bank charges

3.13 Interest and bank charges

052100025 Amortization - Water Fund

052100050 Administration

052100234 Conferences & travel

052100570 Water permits & licences

052100800 Water vehicle gas, insurance

052200302 Distribution - new connection

052200452 Distribution - material other

052200453 Distribution - maintenance

052200455 Distribution - environmental m

052300213 Telephone

052300214 Answering service - alarm
monitor

052300300 Water facility repairs

052300302 Contract - parts & service

052300585 Electricity

052400450 Emergency Water Supply

052600450 Hydrant maintenance

4 Water Expenses

062100025 Amortization - Sewer Fund

062100050 Administration

062100570 Water permits & licences

062100800 Vehicle gas, insurance

062200120 Distribution - new connection

062200302 Sewer Line annual flushing

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062200450 Distribution - Repairs & suppl
062275213 Lift station telephone
062275214 Lift station alarm monitoring
062275510 Lift station repairs & mtce
062300214 Site maintenance
062300250 Repairs and maintenance
062300325 Electricity
062300455 Lab tests
062300585 Treatment - electricity

5 Sewer Expenses

012260110 Building inspection contract

6 Other Protective Services

012230213 Telephone

012230234 Travel and conferences
012230283 Fire Practice and Training
012230395 Group life/WCB for volunteer
012236516 Communications - repairs
012236570 Communications - licences
012240522 Firehall bldg repairs
012240580 Firehall fuel
012240585 Firehall electricity
012244190 Vehicles - personnel
012244250 Vehicles insurance
012244450 Vehicles fuel
012244510 Equipment repairs

7 Fire Protection

012620312 Love Wells

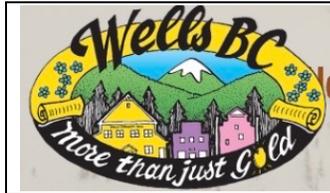
012640268 Community/Regional planning
012640269 South Wells Infrastructure
012640270 WBLC Assessment Grant Ex
012640274 Rural DF - Mun Boundary Ex

3.14 Environment study

012110025 Amortization

8 General Amortization

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District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 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.

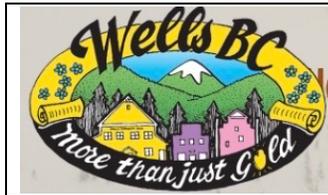
The ideal candidate will have a degree in either business administration, economic development, commerce, public administration, economics, marketing, finance or other related discipline, combined with previous working experience in a similar role, preferably in a local government setting. Experience 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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District of Wells

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

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:

Mayor Ed Coleman, District of Wells
Phone: (250)-991-9034
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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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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
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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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
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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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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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		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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Appendix G--Facilities Upgrades List

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	