

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 23, 11:00AM to 12:30PM  
ONLINE (VIA ZOOM)  
AGENDA**

**ZOOM Link: (see full Zoom Link on Page 8)**

Join Zoom Meeting

<https://us02web.zoom.us/j/87218673304?pwd=dXVDSmc3SjRzZG9jWU15SFRjZFg0UT09>

Meeting ID: 872 1867 3304 Passcode: 926335

**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, Xats'ull, 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 Call to Order and Agenda for the Regular Council meeting of Tuesday April 23, 2024, 11:00am to 12:30pm**

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

**1.3 Recommendation/s:** THAT Council approves the agenda for the Regular Council meeting of Tuesday April 23, 2024, as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes for the Regular Council meeting of Tuesday April 09, 2024, as circulated.

**3.0 DELEGATIONS AND PRESENTATIONS—NIL**

**4.0 CORRESPONDENCE**

**4.1 2024 May 08—Minister of Housing, Ravi Kohlan (pages 9 to 11)**

**4.2 Recommendation/s:** THAT Council receives the updated Minister of Housing Letter.

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**5.0 UNFINISHED BUSINESS**

**5.1 Strategic Priorities Projects**

- **UBCM Extensions—Preliminary Approval for most Projects for Extensions.**
  - P027 UBCM Integrated OCP extended to 2024 December 31<sup>st</sup>
  - P035 UBCM Economic Development Plan extended to 2024 December 31<sup>st</sup>
- **UBCM Local Government Program Services Grants**
  - P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation
    - P083—Category 1: Water Management Plan
    - P084—Category 2: Water Management and Indigenous Partnerships
    - P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—Sewer Line Crossing and Highway 26 Bridge—Flood Protection

## Disaster Risk Reduction-Climate Adaptation Funding (DRR-CA)

**Category 1: Foundational Activities**

- **Risk Mapping:** allows a community to determine its vulnerabilities more accurately in relation to natural hazards
- **Risk and Resilience Assessments:** identify the social, economic, and environmental impacts that events will have on the community (e.g., natural hazards, climate-related risks)
- **Planning:** must address natural hazards and climate-related risks through the prioritizing of options and development of recommendations to reduce current and/or potential impacts

**Category 2: Non-structural Projects**

- **Land Use Planning and Education:** supports community resilience by using data, building partnerships, and supporting long-term disaster risk reduction-climate adaptation at the community level.
- **Temporary Mitigation Equipment:** reduces community risk from natural hazards and climate-related disasters in situations where no long-term structural solutions are readily available or where a community needs more time to find a long-term structural solution.

**Category 3: Small-Scale Structural Projects**

- Includes new construction and/or modification or reinforcement of existing publicly, provincially, and First Nations owned Critical Infrastructure, First Nations owned buildings or publicly owned buildings, including natural infrastructure, in order to reduce the risks of natural hazards and climate-related disasters.

2  
District of Wells DRR-CA Funding Application



Category 1—P083	Category 2—P084	Category 3—P085
DOW \$150,000 Lhtako \$150,000	DOW \$150,000 Lhtako \$150,000	DOW \$5,000,000

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- P002—Sewer/Waste Water—EIS (Environmental Impact Study) (continues), generators and concrete pads are next for the pump station and lagoon blowers (complete), outflow measuring station (engineering and planning), sewer person holes and lines under repairs and assessment, Lift Station replacement (design phase, estimated at \$1.7 million). Dual Lagoons Planning, then Tertiary Treatment Plan or Tertiary Greenfield. Early estimates of all work in total is \$11,500,000 with contingency for managing any contaminated soils. In addition: Lift Station main line repairs, collection system cameraing, and land needs for upgraded systems.
- P014—UBCM—Property Assessments for Wildfire Risk and Mitigation (May 2024)
- P017--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), Funding and Investment discussions. Topics to date have included:

<ul style="list-style-type: none"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• DOW CG Liason Position</li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• WBCRC Contributions</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• EA Schedule A—Community Affects</li> </ul>
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—May/June
- P025--NDIT--2023 Economic Development Officer—Approval Letter for \$50,000
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Due April 26th
- P050—Lhtako Dene Nation Active Partnerships
  - Crownlands
  - Disaster Risk Reduction—Climate Adaptation
  - Community Forest
- P075—2023 to 2025 Supplements—see *P075.1 2024 detailed approved list in this Agenda Package*.
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress.

**5.2 Recommendation/s:** THAT Council receives the updated Strategic Priorities Projects Grid, incremental reporting only.

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**6.0 Reports**

**6.1 Mayor's Report (and verbal updates)**

- Concise Business Plan—Version 4.7 (posted at Wells.ca)
- Staffing Update—DOW Cariboo Gold Liaison (posting being drafted); Temporary Administrative Technical Assistant-Hired (six-month position approved by Council)
- Finance and Budget Overview
- Meeting Dates:
  - 2024 April 16—Select Committee for Buildings and Lands—1:00pm
  - 2024 April 23-- Regular Council Meeting—11:00am to 12:30am by Zoom
  - 2024 April 23—City of Quesnel and DOW Staff (3:00pm to 4:00pm) and for Mayor presenting DOW Strategic Priorities to Q City Council (6:00pm to 6:30pm)
  - 2024 April 30—Special Open Budget Meeting—1:00pm to 3:00pm (In-person and Zoom)
  - 2024 May 07—In-camera Community Forest Board and Council Items—4:30pm to 6:30pm
  - 2024 May 07—Public Budget Hearing and Regular Council Meeting—7:00pm to 9:00pm (In-person and Zoom)
  - 2024 May 09—Special Open Budget Meeting—1:00pm to 2:00pm (In-person and Zoom)
  - 2024 May 21—Osisko Developments In-Camera Meeting—1:00pm to 4:00pm
  - 2024 May 21—Regular Council Meeting—7:00pm to 9:00pm
  - 2024 May 28-- Select Committee for Buildings and Lands—1:00pm (tentative time)
- Select Committees' Short Updates

**6.2 CAO Reports**

**6.2.1. Motions Required**

- THAT Council approves the application to UBCM for the P040--Community Emergency Preparedness Fund Public Notification & Evacuation Route Planning grant of \$30,000 for the purpose of developing an Evacuation Route Plan for Wells and the surrounding area.
- THAT Council approves application for a deadline extension to the implementation of the provincial P064 PROV BC--LGHI Fund--Lands and Housing--Small Scale Multi Unit Housing (SSMUH) legislation implementation due to "Extraordinary Circumstances" those being current capacity limitations.

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**Finance and Budget Process Overview**

**Functions**

**Staff**

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

**Facilities and Lands**

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

**Infrastructure**

- Water
- Sewer
- Roads, Drainage, and Snow Removal

**Supplies, Vehicles, and Equipment**

**Utilities**

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

**Projects**

- Small
- Medium
- Large

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**Finance and Budget Process Overview continued**

**Funds (to be revised)**

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

**Budget Process**

- 2022 Audit
- 2023 Audit
- Operating Budget and Five Year Financial Plan
- Projects Budget
- 2024 04—Committee of the Whole Budget Meeting
- 2024 04—Regular Council Meeting and Budget Meeting
- 2024 04—Budget Public Hearing
- 2024 05—Regular Council Meeting and Budget—Three Readings & Taxation Rates
- 2024 05—Regular Council Meeting—Budget Final Reading and Tax Rate Adoption

**Known Revenue Sources to support Operating Budget**

- Operating Budget Community Grant
- Frontage Taxes
- Municipal Tax Levi
- Community Forest
- UBCM Community Works
- Other Revenues

**6.2 CAO Reports**

**6.2.1. Motions Required**

- THAT Council approves the application to UBCM for the P040--Community Emergency Preparedness Fund Public Notification & Evacuation Route Planning grant of \$30,000 for the purpose of developing an Evacuation Route Plan for Wells and the surrounding area.
- THAT Council approves application for a deadline extension to the implementation of the provincial Small Scale Multi Unit Housing (SSMUH) legislation implementation due to “Extraordinary Circumstances” those being current capacity limitations.

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**6.3 P075—2023 to 2025 Budget Supplements Discussions**

- **Fire Brigade Equipment and Renovations Supplements List**
- **Facilities, Lands & Infrastructure Equipment Renovations, Equipment, and Maintenance Supplements List**
- **Governance and Operations Furniture and Renovations Supplements List**

**6.4 Recommendation/s:** THAT Council receives all reports.

**7.0 INFORMATION AND ANNOUNCEMENTS**

7.1 Council

7.2 Staff

7.3 Public Gallery – Community Announcements or Questions relating to the agenda.

**8.0 ADJOURNMENT**

8.1 Adjournment of the Regular Council meeting of Tuesday April 23, 2024.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday April 23, 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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Mayor Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Zoom Meeting  
Time: Apr 23, 2024 11:00 AM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/87218673304?pwd=dXVDSmc3SjRzZG9jWU15SFRjZFg0UT09>

Meeting ID: 872 1867 3304  
Passcode: 926335

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One tap mobile

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Dial by your location

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- +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)
- +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

Meeting ID: 872 1867 3304  
Passcode: 926335

Find your local number: <https://us02web.zoom.us/j/87218673304?pwd=dXVDSmc3SjRzZG9jWU15SFRjZFg0UT09>

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**BRITISH  
COLUMBIA**

VIA EMAIL

Ref: 66489

April 8, 2024

Their Worship Ed Coleman  
Mayor of the District of Wells  
Email: edcoleman@wells.ca

Dear Mayor Ed Coleman:

On April 5, 2024, I introduced new legislation, Bill 16, intended to support local governments in their efforts to build more affordable and liveable communities. The proposed legislation strengthens the shift towards pro-active zoning by providing local governments with new authorities to secure affordable housing units and site-level infrastructure in new developments and to enable municipalities to adopt bylaws to help tenants facing eviction from redevelopment.

These changes are part of the broader set of local government changes that started in fall 2023 with Bills 44, 46 and 47 to help get more housing built faster while enabling updated and new tools to effectively fund the costs of infrastructure and amenities to support increased housing supply and growth. Those changes will result in fewer site-by-site rezonings, which many local governments currently rely on to secure key outcomes such as affordable housing, tenant protections, and site-level infrastructure. If passed, Bill 16 will provide authorities to local governments to secure these outcomes within a pro-active zoning framework.

Bill 16 will establish a new **Inclusionary Zoning** tool that allows local governments to require affordable housing in new development without relying on the rezoning process and to accept cash-in-lieu of affordable housing or affordable units on a different site by agreement. Local governments will need to undertake a financial feasibility analysis and consultation when developing Inclusionary Zoning bylaws to ensure that enough density is provided to offset the costs of providing affordable housing. They will also need to report annually on the outcomes of Inclusionary Zoning bylaws for transparency and to support provincial monitoring of implementation.

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Office of the  
Minister of Housing

Website:  
[www.gov.bc.ca/housing](http://www.gov.bc.ca/housing)

Mailing Address:  
PO Box 9074 Stn Prov Govt  
Victoria BC V8W 9E9  
Phone: 236 478-3970

Location:  
Parliament Buildings  
Victoria BC V8V 1X4  
Email: [HOUS.Minister@gov.bc.ca](mailto:HOUS.Minister@gov.bc.ca)

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Their Worship Ed Coleman  
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The **Density Bonus** tool will be updated to clarify how it is used and to help ensure it works effectively with Inclusionary Zoning. Financial feasibility analysis and consultation will now be required to ensure that Density Bonus provisions are achievable and calibrated to local conditions. The proposed legislation clarifies that local governments can accept cash-in-lieu of affordable units and/or units on a different site. It also clarifies use of Density Bonus authorities in Transit-Oriented Areas (TOAs).

By mid-2025 (or a later date prescribed by regulation) local governments will be required to update all existing density bonus bylaws to comply with the new legislation, and density bonus authorities will only be able to be used above the minimum allowable densities in TOAs.

Bill 16 will also provide municipalities with the authority to develop **Tenant Protection Bylaws** that are implemented at the development permit stage. Municipalities will be able to withhold development permits until owners meet the conditions of the tenant protection bylaws. In addition, municipalities will be able to request information about the effect of proposed redevelopments on tenants, which will give municipalities more data to design tenant protection bylaws.

Lastly, Bill 16 proposes new authorities for local governments to secure site-level infrastructure to service new development without relying on the rezoning process. These changes will give local governments clearer authority to require **works and services** for infill developments (i.e. at the building permit stage). As well, the legislation provides local governments with an expanded list of works and services they can require, including, for example, benches, street lamps, parklets, and sustainable design features like rain gardens. Local governments will also be able to require developments provide land adjacent to developments for new or upgraded roads without subdivision to support alternative transportation, accessibility and safety (such as wider sidewalks, bike lanes, and street trees). The legislation also gives local governments a new authority to define and require **Transportation Demand Management** measures within new developments, which can include, for example, charging stations or secure bicycle parking facilities.

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Their Worship Ed Coleman  
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If Bill 16 is passed, local governments can use the capacity funding distributed in January to adopt these new tools.

The Province will continue to engage and collaborate with local governments to support implementation of the new legislative tools and requirements. Later this year, we will provide guidance for adoption of the new authorities: Inclusionary Zoning and Density Bonus, Works and Services and Transportation Demand Management, and Tenant Protection Bylaws. In the coming months, we will also be providing further guidance to support the implementation of the fall 2023 legislation, including guidance on the Interim Housing Needs Reports and comprehensive guidance on the development finance tools.

I appreciate all the work being undertaken to transition to a pro-active zoning planning framework and to help get more homes built for British Columbians.

Sincerely,



Ravi Kahlon  
Minister of housing

pc: The Honourable Anne Kang, Minister of Municipal Affairs  
Teri Collins, Deputy Minister, Ministry of Housing  
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs  
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs  
Jerry Dombowsky, City Manager/CAO (jerrydombowsky@wells.ca)

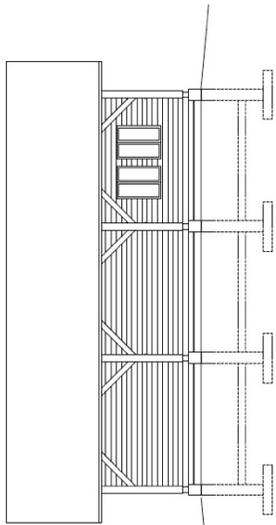
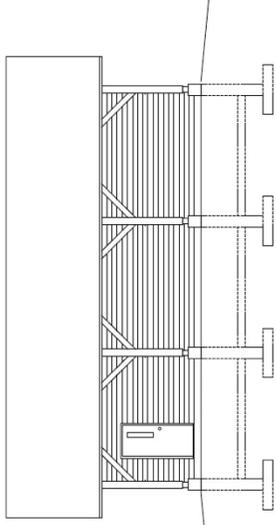
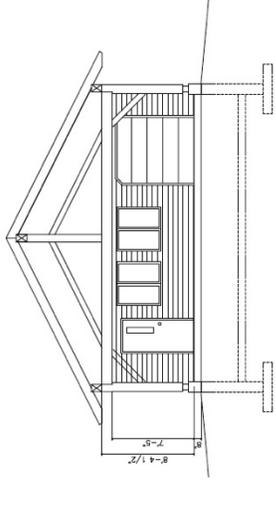
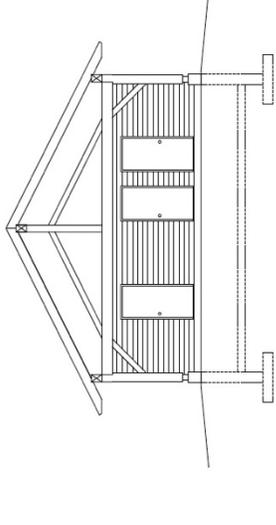
Links:

Local Government Housing Initiatives Webpage: [Local government housing initiatives - Province of British Columbia](#)

Bill 16 Announcement: <https://news.gov.bc.ca/releases/2024HOUS0049-000471>

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P004—WBCCRC—Shelter Building Re-purposing

 <p style="text-align: center;">LEFT ELEVATION</p>	 <p style="text-align: center;">RIGHT ELEVATION</p>			
 <p style="text-align: center;">FRONT ELEVATION</p>	 <p style="text-align: center;">REAR ELEVATION</p>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 2px;">           SYSTEM: WARMING HOUSE            SHEET: ELEVATIONS         </td> <td style="width: 33%; padding: 2px;">           PROJECT: WELLS WARMING HOUSE            LOCATION: WELLS, ME         </td> <td style="width: 33%; padding: 2px;">           SCALE: 1/8"=1'-0"            SHEET: 1 OF 2            DATE: April 19, 2024         </td> </tr> </table>		SYSTEM: WARMING HOUSE SHEET: ELEVATIONS	PROJECT: WELLS WARMING HOUSE LOCATION: WELLS, ME	SCALE: 1/8"=1'-0" SHEET: 1 OF 2 DATE: April 19, 2024
SYSTEM: WARMING HOUSE SHEET: ELEVATIONS	PROJECT: WELLS WARMING HOUSE LOCATION: WELLS, ME	SCALE: 1/8"=1'-0" SHEET: 1 OF 2 DATE: April 19, 2024		



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**P025--NDIT--2023 Economic Development Officer**



301 - 1268 Fifth Avenue  
Prince George, BC V2L 3L2  
Tel: 250-561-2525  
Fax: 250-561-2563  
info@northerndevelopment.bc.ca  
www.northerndevelopment.bc.ca

April 16, 2024

District of Wells  
PO Box 219  
Wells, BC V0K 2R0

**Attention: Mayor Ed Coleman**

**Subject: 2024 Economic Development Capacity Building  
Northern Development Project Number 9132 30**

Thank you for your application to the 2024 Economic Development Capacity Building program. Northern Development is pleased to advise you that your application has been approved up to \$50,000 to support wages for the Economic Development and Projects Officer position.

Any changes to the budget require prior approval from Northern Development before proceeding.

Funding under this program is provided as a reimbursement upon Northern Development's receipt of reporting documents. Complete reporting is due by February 28, 2025. Reporting materials can be found on Northern Development's website at [www.northerndevelopment.bc.ca/funding-programs/capacity-building/economic-development-capacity-building/](http://www.northerndevelopment.bc.ca/funding-programs/capacity-building/economic-development-capacity-building/).

The Northern Development Board wants to see the District of Wells reach its economic potential and we look forward to being a partner in that endeavor.

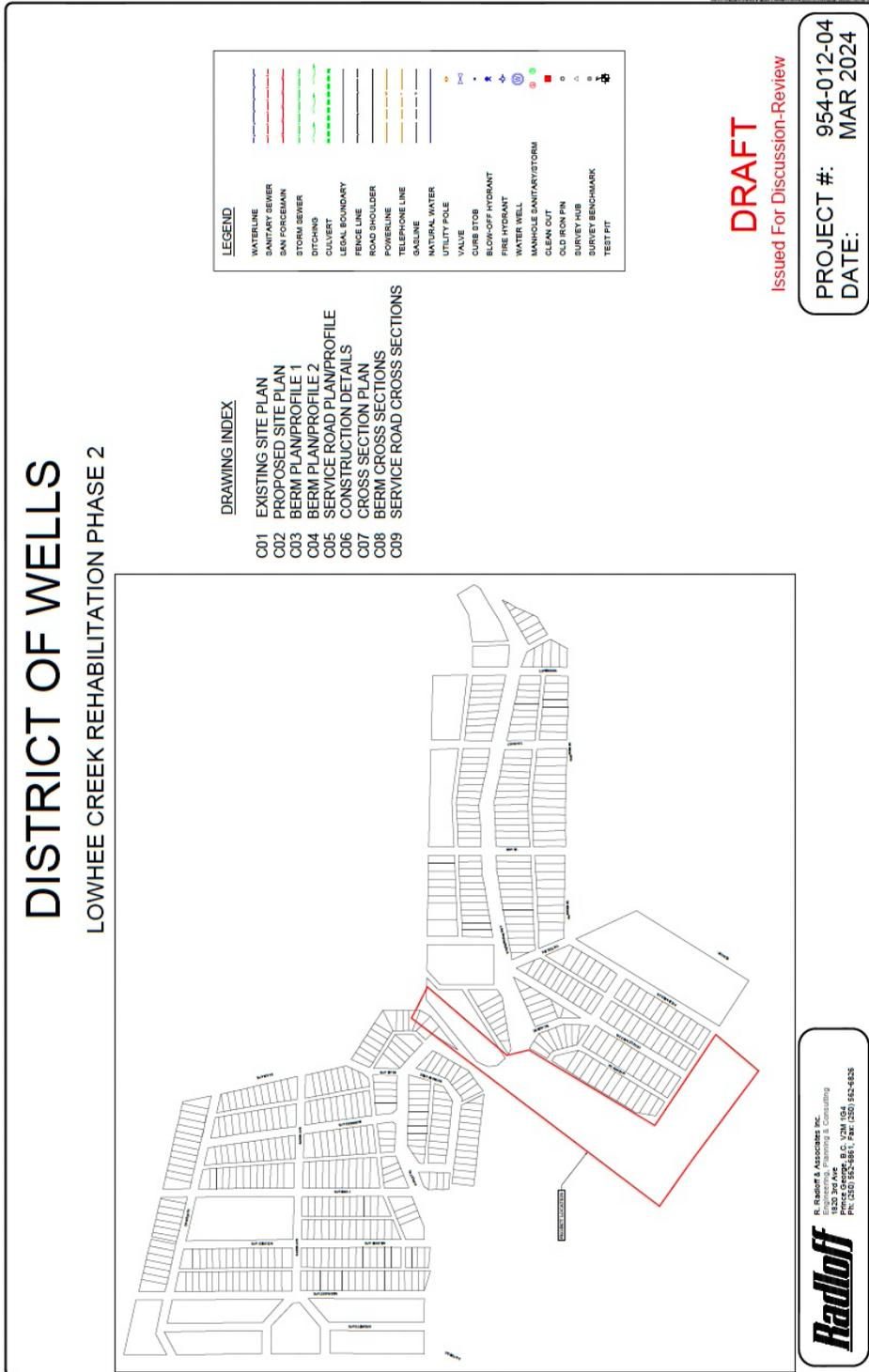
Sincerely,  
Northern Development Initiative Trust

c: Jerry Dombowsky, Chief Administrative Officer, District of Wells

Building a  
**Stronger North**

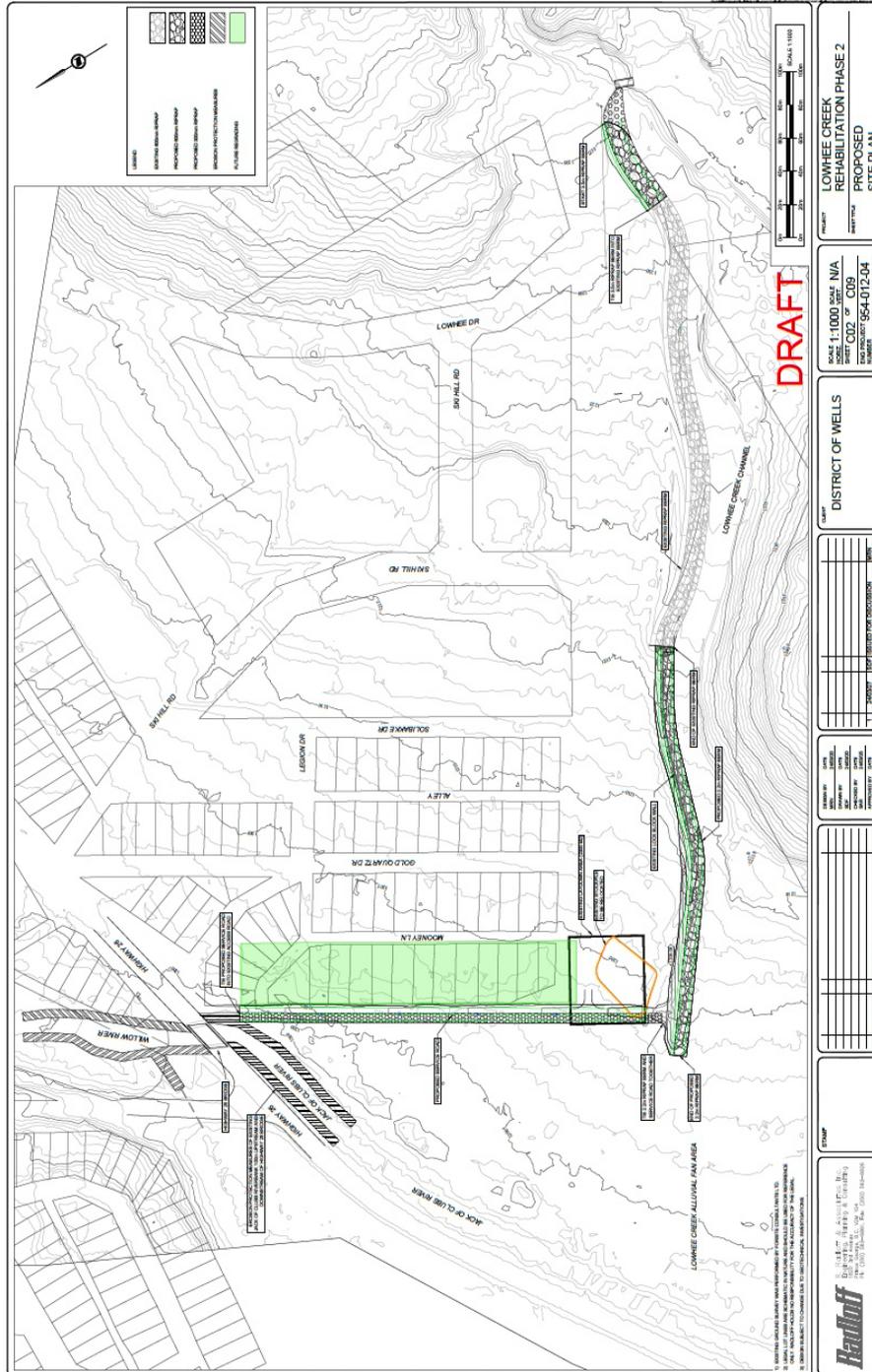
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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair



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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—  
 Sewer Line Crossing and Highway 26 Bridge—Flood Protection



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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY APRIL 9, 2024  
IN PERSON OR ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Josh Trotter-Wanner, Councillor Dirk Van Stralen, Councillor Jenn Lewis (via zoom).

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

**PUBLIC GALLERY:** Cam Beck and 4 online

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT**

1.1 Call to Order

**24-65 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council calls to order at 7:02pm the Regular Council meeting of Tuesday April 9, 2024.

Carried Unanimously

1.2 Approval of the April 9, 2024 Council Meeting Agenda

**24-66 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council approves the agenda for the Regular Council meeting of Tuesday April 9, 2024.

Carried Unanimously

**2.0 MINUTES**

2.1 Approval of Regular Council Minutes of March 19, 2024.

**24-67 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council approves the Regular Council Minutes of Tuesday March 19, 2024, with minor amendments.

Carried Unanimously

2.2 Approval of the Special Open Minutes of March 25, 2024.

**24-68 MOVED** Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the Minutes to the Special Open Council Meeting of Tuesday March 25, 2024.

Carried Unanimously

**3.0 DELEGATIONS AND PRESENTATIONS – NIL**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**4.0 CORRESPONDENCE – NIL**

**5.0 UNFINISHED BUSINESS**

5.1 Strategic Priorities Projects

- Reconfirmation of UBCM Extensions - P027 UBCM Integrated Official Community Plan (IOCP) extended to December 31, 2024 and P035 UBCM Economic Development Plan extended to December 31, 2024.
- UBCM Local Government Program Services Grants
  - P079 – 2024 UBCM Disaster Risk Reduction – Climate Adaptation.
    1. P083 – Category 1: Water Management Plan.
    2. P084 – Category 2: Water Management and Indigenous Partnerships.
    3. P085 - Category 3: Water and Flooding Phase 2 – Lowhee River Dike Repair and
    4. P081 – Sewer line Crossing and Highway 26 Bridge – Flood Protection.
- P002 – Sewer/Waste Water-EIS (Environmental Impact Study) continues, overflow measuring station ( engineering and planning stage), Sewer person holes and lines are under repairs and assessments, Lift Station replacement (design phase, estimated at 1.7 million, Dual lagoons Planning (Tertiary Treatment Plan or Tertiary Greenfield) estimates of all work in total \$11,500,000 with contingency for managing any contaminated soils.
- P017 – Osisko MOU and Community Agreement continues.
- P018 – Prov BC, DOW & Partners Water System Treatment Upgrade – Generator and Fencing – May or June.
- P050 - Lhtako Dene Nation Active Partnership
  1. Crown Lands
  2. Disaster Risk Reduction- Climate Adaption Phase 1 and 2.
  3. Community Forest
- P075 – 2023 to 2025 Supplements
- P076 – Prov BC – Disaster Risk Reduction – Phase 1 – Claims and Final Reporting in-progress.

**24-69 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

**6.0 REPORTS**

6.1 Mayor's Report

- Concise Business Plan – Version 4.7 (posted on Wells.ca)
- Meeting Dates:

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- April 16 – Select Committee for Buildings and Lands – 1pm (in person or online (via Zoom)).
- April 23 – Regular Council Meeting 11am – 12:30pm (via zoom)
  - April 23 – City of Quesnel and Dow Staff meeting – 3pm to 4pm
- 
- Select Committee’s reports.
    - Vision and Planning – Meeting currently being scheduled by Urban systems to continue work on IOCP.
    - Community Buildings and Lands – Meeting April 16 in the District Boardroom and Zoom.
- Mayor Ed Coleman reported that research for the new heavy-duty curtains for the Ice Rink to block the sun and wind is in progress. Councillor Funk stated the April 16 agenda includes the ice rink, and discussion of a master plan for the larger site.

**6.2 CAO Report**

**6.2.1 Young-Anderson Land Use letter**

- CAO Jerry Dombowsky reported and clarified that the Young-Anderson Land Use opinion posted last week largely referenced a UVic opinion – a summary of which is publicly available on the Friends of Responsible Economic Development (FRED) blog.
- Councillor Dorothea Funk asked to make a statement regarding the Young Anderson opinion.

“As a municipal councillor, this opinion is disappointing, frustrating, and confusing. Its conclusion is that local governments essentially have no control over land use within their boundaries when it comes to mining activities, whether it be extraction or processing or anything in between. We have two different legal opinions, using the same case law, with conflicting conclusions on what powers municipalities have as they try to assert their rights and make decisions on behalf of their citizens about land use in their boundaries.

I don’t know where we can go with this, though I will say it’s obvious provincial mining legislation needs to be updated. (And I’m not the first local government representative to express that view).”

**24-70 MOVED** Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives all reports for the Regular Council meeting for Tuesday April 9, 2024.

Carried Unanimously

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**7.0 INFORMATION AND ANNOUNCEMENTS**

**7.1 Council**

- Councillor Dorothea Funk, Alternate District of Wells Director for the Cariboo Regional District gave an update on the March 21-22 CRD Committee of the Whole and-Directors meeting. Councillor Funk also attended an NDIT Regional Advisory Committee meeting in 100 Mile House March 26, received information on upcoming grant opportunities, and during the round-table heard concerns about wildfire risk this year.
- Councillor Josh Trotter-Wanner announced that the Arts Wells festival early bird tickets went on sale today.
- Councillor Dorothea Funk also reminded everyone that there are some summer jobs posted already: Visitor Centre, Island Mountain Arts and the Wells Museum.

**7.2 Staff – Nil**

**7.3 Public Gallery**

- Dave Jorgensen had a couple of questions.
  1. Where are we at with the OCP (Official Community Plan) and why the extension? Councillor Jenn Lewis explained that pending legal review 1<sup>st</sup> and 2<sup>nd</sup> readings will either be repeated or if will proceed to final readings. She also noted that there is a deadline extension due to the new provincial Housing Legislation requirements expanding the original workload.
  2. Mr. Jorgenson [a Wells tourism operator] also reported that the lack of campsites in Wells, and use of Barkerville’s campsites instead, is having an impact on tourism. He referenced an upcoming Little Hiking Festival to bring economic activity to the community that requires camping facilities and the District may want to consider campgrounds as part of an economic development plan. Mayor Coleman responded that the District is aware of the loss of the ball grounds for pup tent camping and awaiting test results from the Crown Contaminated Sites Program. And if that site isn’t available, considering the alternatives.

**8.0 ADJOURNMENT**

- 8.1 Adjournment of the Regular Council Meeting of Tuesday April 9, 2024.

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**24-71 MOVED** Councillor Jenn Lewis, seconded by Councillor Josh Trotter-Wanner THAT Council at 7:54pm adjourns the Regular Council meeting for Tuesday April 9, 2024.

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Mayor Ed Coleman

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Corporate Officer Angela Ward

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

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

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

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**District of Wells—Strategic Priorities Projects Tracking Grid**

*Version 6.0—2024 04 06*

**Overview**

In June of 2022, the Municipal Affairs--Province of BC provided a Municipal Advisor, Gary Nason, to support the District of Wells with support to review Operations and Governance of the District of Wells. Out of that process, this Project Tracking Grid has been created and will be maintained and reported on at Regular Council meetings going forward.

**Categories**

Categories 1 to 3 were created to help place priority levels on projects and make clear what projects are ongoing and closed/completed. The following information clarifies each category:

**Category 1:** “Best efforts made to complete the project in 2024.”, or continue active work on the project if the project is multi-year and will carry-over to 2025 or beyond. (i.e. Major infrastructure or building upgrades largely dependent on external grant funding.)

**Category 2:** Subject to sufficient budgetary/grant funds and staffing capacity, commence project in 2024, with no commitment to complete the project in 2024 and carry forward to 2025 if appropriate.

**Category 3:** Reconsider dependent upon potential external grant availability and/or sufficient internal staff and budgetary capacity. Defer the project to at least 2025 or later in the remainder of the Council mandate—2024 to 2026)

**Appendix A:** Completed Projects

**Appendix B—P044 Series:** Operations Projects

The following pages show the “Grid” of Projects for the District of Wells is organized in the Categories outlined above. Each Project has its own electronic and paper-based folder/file that holds all the details on all the Project.

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**C**=Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **E & A ED**=Estimated and Actual end date yy-mm **ID**=idea identified **PL**=planning **IP**=implementation phases  
**E**=complete/evaluation (1 to 10) **OG**=Ongoing  
**IPr**=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2024 or early 2025 Completion; Category 2–2024 Depending on Budgets & Staffing;  
Category 3–Reconsider but defer to 2025 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
1	P006	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	1		22-04	OG	x	x	x			
1.1	P006.P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P006.P050.1	Lhtako Dene Nation Partnerships– Crownlands		2		24-02		x	x				
1.3	P006.P050.2	Lhtako Dene Nation Partnerships– Water Management		1		24-02		x	x				
1.4	P006.P050.3	Lhtako Dene Nation Partnerships– Community Forest		1		23-06		x	x				
2	P017	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Counsellor Funk</b>	1		22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1: \$256,000	1		22-04		x	x				
2.2	P017.2	Land Use		1		23-06		x	x				
2.3	P017.3	Taxation		1		24-08		x	x				
2.4	P017.4	Community Liason		1		24-08		x	x				
3	P092	<b>DOW &amp; Partners– Emergency and Prevention Planning &amp; Implementation</b>		1		24-02		x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.1	P092.P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P092.P076	PROV BC– Disaster Risk Reduction–Phase 1–Lowhee Emergency Dike Repair	\$2,100,000 In-trust–EMCRBC	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2	P092.P079	2024 UBCM– Disaster Risk Reduction– Climate Adaptation	Submitted \$5,600,000	1		24-01		x	x				
3.2.1	P092.P083	Category 1– Planning	\$300,000	1		24-01		x	x				
3.2.2	P092.P084	Category 2– Consulation and Small Projects	\$300,000	1		24-01		x	x				
3.2.3	P092.P085	Category 3– Lowhee Phase 2	\$5,000,000	1		24-01		x	x				
3.3	P092.P042	2024 UBCM– Emergency Operations Centres Equipment & Training	\$40,000 In-Trust	1		23-01	25-03	x	x	x			
3.4	P092.P065	2024 UBCM– FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P092.P022	DOW & Partners– Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		
3.6	P092.P014	UBCM– Community Wildfire Protection Plan	\$123,500 Part 1–\$40,000 Accounts Receivable Part 2–\$83,500 In-Trust	1	x	21-04	24-03	x	x	x	x	x	
3.7	P092.P058	MULTI-PARTNER– Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.8	P092.P023	UBCM–Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
3.9	P92.P039	PROV BC--Engines 11, 12, & 14 Fire Truck Replacements	CGF \$300,000+ Interim Unit  \$60,000 Heritage Branch  1,300,000+ Future New Units	2	x	22-12	25-03	x	x	x	x		
3.10	P092.P040	2024 UBCM–Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	1		23-01	TBD	x					
3.11	P092.P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	2	x	22-04	23-11	x	x	x	x	x	23-11 8/10
3.12	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project  Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		
<b>4</b>		<b>Infrastructure</b>											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)  \$11,500,000 Engineering & Construction	\$290,000 + In-kind Complete  \$500,000 Planning and Emergency Upgrades	1	x  x  x/TBD	20-04	26-03	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
4.2	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	x	19-04	24-03	x	x	x	x		
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000	2	x  x	22-12	26-06	x	x	x			
5		<b>Planning, Housing, Community, Facilities Economic</b>											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP  x ICSP	18-04	24-03	x	x	x			
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-03	x	x	x	x		
5.3.1	P035.1	Dark Sky Project		2				24-02					
5.3.2	P035.2	Heritage Protection Zone(s)		2									

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	1		18- 05	OG	x	x				
5.5	P057	UBCM--Housing Strategy Revision	\$15,000 In-trust	1		21- 01	TBD	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24- 01		x					
5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20- 04	24- 12	x	x	x			
5.8	P004.P029	PROV BC-- REDIP WBCCRC Project	1,100,000 See also P004 Submission 1--not approved Submission 2--submitted	1		22 11	26- 03	x	x				
5.9	P004.P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20- 04	24- 10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	1		18- 04	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners—Barkerville Topics		3		23-01	OG	x	x				
5.13	P016	PROV BC—Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	
5.15	P025	NDIT—2023 Economic Development Officer Funding	2023/2024—50,000 2024/2025 50,000	1		22-11	24-03	x	x	x			
5.16	P045	NDIT—Grant Writer Program	10,500	2		22-11	24-03	x	x				
5.17	P093	NDIT—Economic Infrastructure		3									
5.18	P094	NDIT—Community Places		3									
5.19	P095	NDIT—Business Facade		1		24-01		x	x	x			
5.20	P037	UBCM—Community Works Funds (was Gas Tax Fund)	2021—\$65,000 2022—\$67,431 2023—\$35,419	2		18-04	OG	x	x				
5.21	P047	PROV BC—Destination Development		3		23-01	x	x					
5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
<b>A</b>		<b>Appendix A– Complete</b>											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8
A.2	P061	BC HYRDO– LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	23-03 9/10
<b>B</b>		<b>Appendix B– Operations</b>											
B.1	P044	DOW– Operations & Governance Improvement Plan		1/2		23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2									
B.3	P044.2	Polley Street Retaining Wall		1									
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22-11	23-12	x	x				
B.5	P044.P071	Money Lane House Fire		1		22-06		x	x	x	x	x	
B.6	P044.P038	DOW–Fitness Centre Upgrades and Location Decision	2023–25,000	1		22-11	23-04	x	x	x			
B.7	P044.P019	PROV BC & DOW–Cemetery	See also P36	2		22-06	OG	x	x				
B.8	P044.P007	DOW Municipal Hall Upgrades	2022– \$80,000 2023– \$50,000	1		22-04	24-12	x	x	x	x	x	
B.9	P044.P008	DOW Firehall Upgrades	2022– \$90,000 2023– \$85,000	1		22-04	23-12	x	x	x	x	x	
Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E

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B.10	P044.P072	Rural Roads Events—Sugar Creek	EMBC	1		23-04		x	x	x	x	x	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23-01		x	x				
B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x					

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**Appendix L—District of Wells Risk Management Chart (Version 8.0)**

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	11,500,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				2,500,000	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	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				185,000	185,000	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				8,000,000	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	75,000,000	Research, Planning, and Remediation
15	<b>Totals</b>				<b>19,565,000</b>	<b>172,865,000</b>	

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**P75—2022 to 2025 Supplements**

*(this Appendix will be updated for the 2024 April 09 Council Meeting)*

**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Items District of Wells Office</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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
		<b>District of Wells Office</b>		
	DOW Off	De-clutter and Clean-up		IP
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Baseboard Heaters Updating &amp; Safety</li> </ul>		IP
2023	DOW Off	Exterior Paint		Estimating
2023	DOW Off	Broken Glass Panes Replacement		C
2023	DOW Off	Propane Furnace Exhaust Review and Repair		C
	DOW Off	Entrances Snow Protection		
2022	DOW Off	Flooring <ul style="list-style-type: none"> <li>• Remove Old Carpets</li> <li>• Wood Flooring Refinishing</li> <li>• Industrial Laminant</li> </ul>		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	Tractor?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C

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**Appendix G--Facilities Upgrades List**

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

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**Appendix G--Facilities Upgrades List**

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	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
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
2023	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		
2024	Firehall	HVAC	15,000	

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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Item Community Hall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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
2024	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting		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	
2023	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Item</b> <b>Community Cultural &amp; Recreation Centre</b>	<b>Status</b> <b>(good, fair, poor)</b>	<b>Mitigation Estimate</b>
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
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room Renovation and HVAC	20,000	IP
	C & R	Fitness Room Washrooms	10,000	
	C & R	Fitness Room Doors	2,000	IP

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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	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023	
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop	TBA	1		2023	