

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

ZOOM Link: (see full Zoom Link on Page 6)

Topic: Mayor Ed Coleman's Zoom Meeting

Time: May 7, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/82847394997?pwd=bm1rZGxib1o5Z2tUanJtYW56ZTBZZz09>

Meeting ID: 828 4739 4997

Passcode: 741186

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, Xatśūll, 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.

1.0.1 Call to Order 2024 Public Budget Hearing Meeting

1.0.2 Adjourn Public Budget Hearing Meeting

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday May 07, 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 May 07, 2024, as circulated.

2.0 MINUTES

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

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3.0 DELEGATIONS AND PRESENTATIONS—NIL

4.0 CORRESPONDENCE--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

- 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"> ● Lowhee Creek ● Concentrator and Camp Buildings ● Social Worker Position ● DOW CG Liason Position ● Health Services ● Tourism EA Requirements ● Highway 26 ● EA New Water Source Commitment ● Structural and Wildfire Fire Equipment and Services ● Wbccrc Contributions 	<ul style="list-style-type: none"> ● Housing ● BC Hydro Power Capacity ● K to 12 Education and Daycare Services ● DOW and ODV Facilities Investments ● Land Use ● Local Government Industrial Taxation Discussions ● Permitting ● EA Schedule A—Community Affects
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—May/June
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Due April 26th
- P050—Lhtako Dene Nation Active Partnerships

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- 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.
- P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation
 - P083—Category 1: Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—Sewer Line Crossing and Highway 26 Bridge—Flood Protection

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

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 drafted);
- **Finance and Budget Overview**
- Meeting Dates:
- Meeting Dates:
 - 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
- CRD Report—Councillor Funk (**see bottom of Page 6**)

6.2 CAO Reports

6.2.1. Additional Projects Update

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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 and Supplements

- Small
- Medium
- Large

Funds

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

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Finance and Budget Process Overview continued

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
- Osisko Developments (preliminary)
- Other Revenues

Council to Discuss 2024 Rate at 2024 04 07 Regular Council Meeting	
2024: Major Industry=20.00000 CAO & CFO Transitional Starting Point	2013: Major Industry=13.70050
2024: Major Industry=10.08342 (see also by-law)	2012: Major Industry=13.32880
2023: Major Industry=12.00000	2011: Major Industry=13.09800
2022: Major Industry=11.14371	2010: Major Industry=13.10350
2021: Major Industry=15.56733	2009: Major Industry=12.88600
2020: Major Industry=15.11391	2008: Major Industry=11.93130
2019: Major Industry=15.11391	2007: Major Industry=11.58290
2018: Major Industry=16.11155	2006: Major Industry=12.72990
2017: Major Industry=18.07912	2005: Major Industry=11.47340
2016: Major Industry=18.89105	2004: Major Industry=10.47610
2015: Major Industry=15.06527	2003: Major Industry=09.78680
2014: Major Industry=14.36237	2002: Major Industry=09.82592
	2001: Major Industry=09.72000
	2000: Major Industry=10.04670

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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**
- **P075.6--2024 Staff Supplements**

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 May 07, 2024.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday May 07, 2024.

Councillor Funk CRD Report

- Thursday/2nd was a governance training/review session. It was agreed it's useful to have training follow-ups partway through a term.
- Friday/3rd was a Cariboo Chilcotin Regional Hospital Board Meeting followed by the Cariboo Regional Regular Board Meeting, which was full of the usual -- Zoning Bylaw amendments, development variance permits, notices on titles, sponsorship requests, etc. The latter included request and approval of \$5500 for two pow wows of Williams Lake First Nation -- Father's Day and Speaking our Truth (Sep 6-8, 2024). The 2023 Audits for both Boards (Hospital and Regional District) were also presented.

Of interest might be the brief presentation by Beth Holden, CRD Regional Economic Development Officer (formerly Wells a couple decades ago). She was asked to bring to the Board's attention two new CRD promotional videos which are appearing on a number of television channels (including CNN, which Chair Margo Wagner had seen and felt the entire Board should be aware of).

CRD-1 video: <https://youtu.be/ZValWNy-h3o> (Watch carefully near the beginning and note what appears at the 00:05 mark!)

CRD-2 video: <https://youtu.be/qbb-dN3U8wQ>

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Join Zoom Meeting

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Meeting ID: 828 4739 4997

Passcode: 741186

One tap mobile

+15642172000,,82847394997#,,,,*741186# US

+16468769923,,82847394997#,,,,*741186# US (New York)

Dial by your location

- +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)
- +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

Meeting ID: 828 4739 4997

Passcode: 741186

Find your local number: <https://us02web.zoom.us/u/kpiz79GAj>

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	<p style="text-align: center;">District of Wells</p> <p style="text-align: center;">P014—Wildfire Property Assessment Kit</p> <p style="text-align: center;">PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0 Phone—250-994-3330 Fax—250-994-3331 www.wells.ca</p>
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Background

The Union of BC Municipalities (UBCM) has provided funding for Wildfire Property Assessments and Treatments. In the months of May 2024 and partly June 2024, The District of Wells has partnered with Quesnel Tree Removal to complete the Assessments and Treatments. All properties are eligible for Assessments, and some properties will be eligible for Treatments (funding permitting).

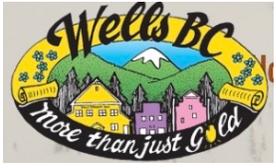
Wildfire Property Assessment Application

Firstname:	
Lastname:	
Home Phone:	
Cell Phone:	
Email:	
Mailing Address:	
Street Address:	
<i>I agree to a property Wildfire Assessment (signature):</i>	
Office Use Only	
Folio Number:	
Map Number:	

Wildfire Property Treatment Application

Wildfire Treatment:	Details:
<i>I agree to the property Wildfire Treatment (signature):</i>	

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Wildfire Assessment Property Zones

PreparedBC

Wildfire Preparedness Guide

PROTECT YOUR HOME

British Columbians play a critical role in mitigating wildfire risks around their homes and properties by undertaking FireSmart™ activities. Simple measures, such as focussing on FireSmart’s three Home Ignition Zones, can make a significant difference to the survivability of structures by decreasing the intensity of a wildfire and slowing its spread.

HOME IGNITION ZONE



FireSmart, IntelliFire and other associated Marks are trademarks of the Canadian Interagency Forest Fire Centre (CIFFC).

TIP: Complete the FireSmart home assessment to see what changes will make the greatest difference in reducing your home’s risk. You can download the assessment and other FireSmart resources at <https://firesmartbc.ca>

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Wildfire Assessment Assessment Check List



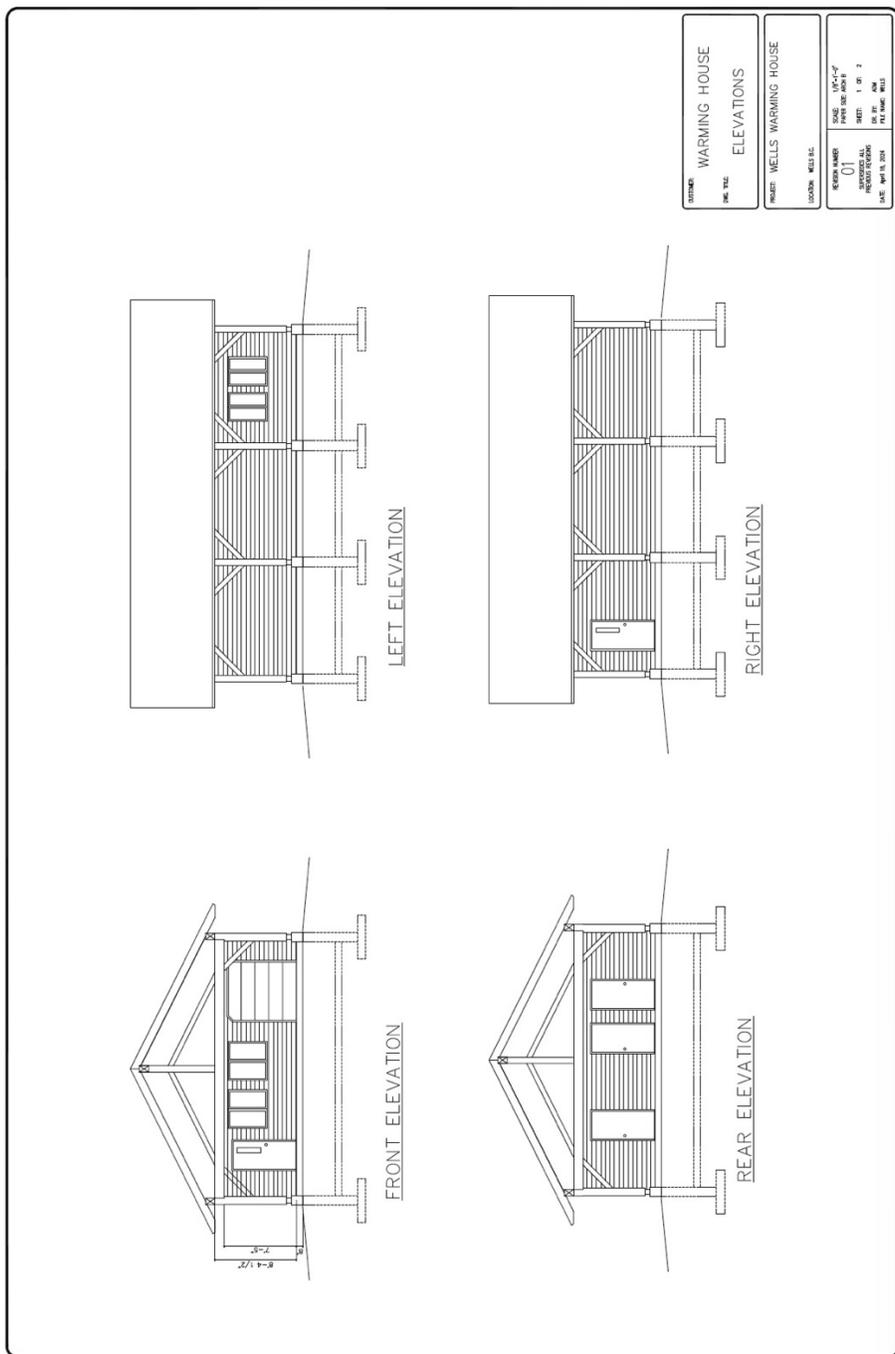
- Immediate Zone (0 to 1.5 metres from a structure or home)**
- Choose non-combustible building materials when constructing or renovating your home
 - Clear vegetation and combustible material down to mineral soil and cover with non-combustible materials like gravel, brick, or concrete
 - Avoid planting woody shrubs or trees. If any are present, prune and maintain them regularly

- Intermediate Zone (1.5 to 10 metres from a structure or home)**
- Plant fire-resistant vegetation and select non-combustible landscaping materials
 - Avoid incorporating any woody debris, including mulch
 - Keep combustible items like firewood, construction materials, patio furniture, tools and decorative pieces out of this zone
 - Move trailers, recreational vehicles, storage sheds, and other combustible materials into the Extended Zone. If that is not possible, store firewood inside your mitigated garage, shed, or other ember-resistant structures
 - Create a non-combustible ground cover, like a gravel pad, underneath and 1.5 metres around trailers, recreational vehicles and sheds

- Extended Zone (10 to 30 metres from a structure or home)**
- Selectively remove evergreen trees to create at least 3 metres of horizontal space between the single or grouped tree crowns
 - Remove all branches to a height of 2 metres from the ground
 - Regularly clean up accumulations of fallen branches, dry grass, and needles to eliminate potential surface fuels
 - Continue to apply these principles if your property extends beyond 30m. Work with your neighbours in overlapping zones and seek guidance from a forest professional if affected by other conditions like steep slopes

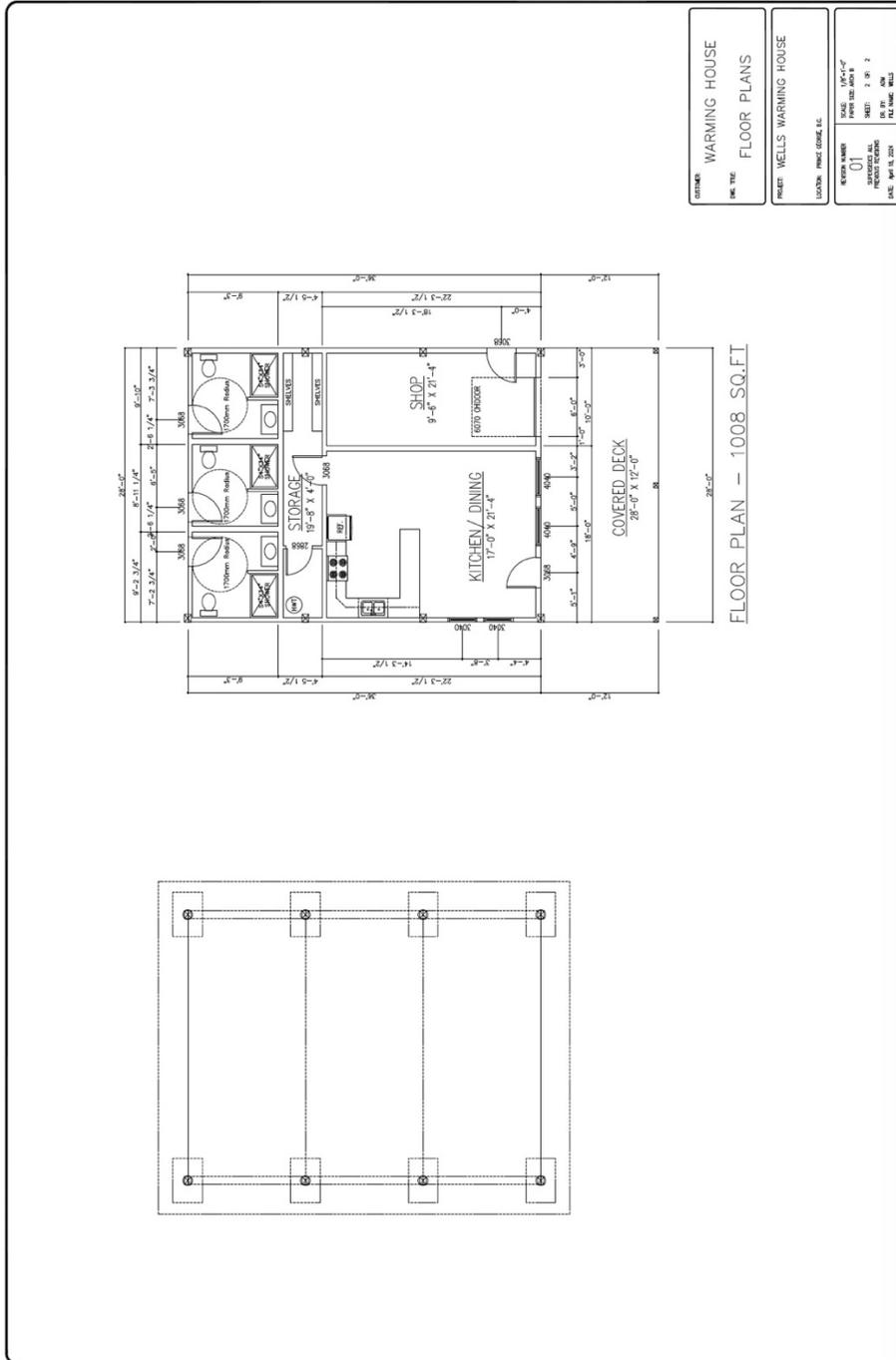
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P004—WBCRC—Shelter Building Re-purposing



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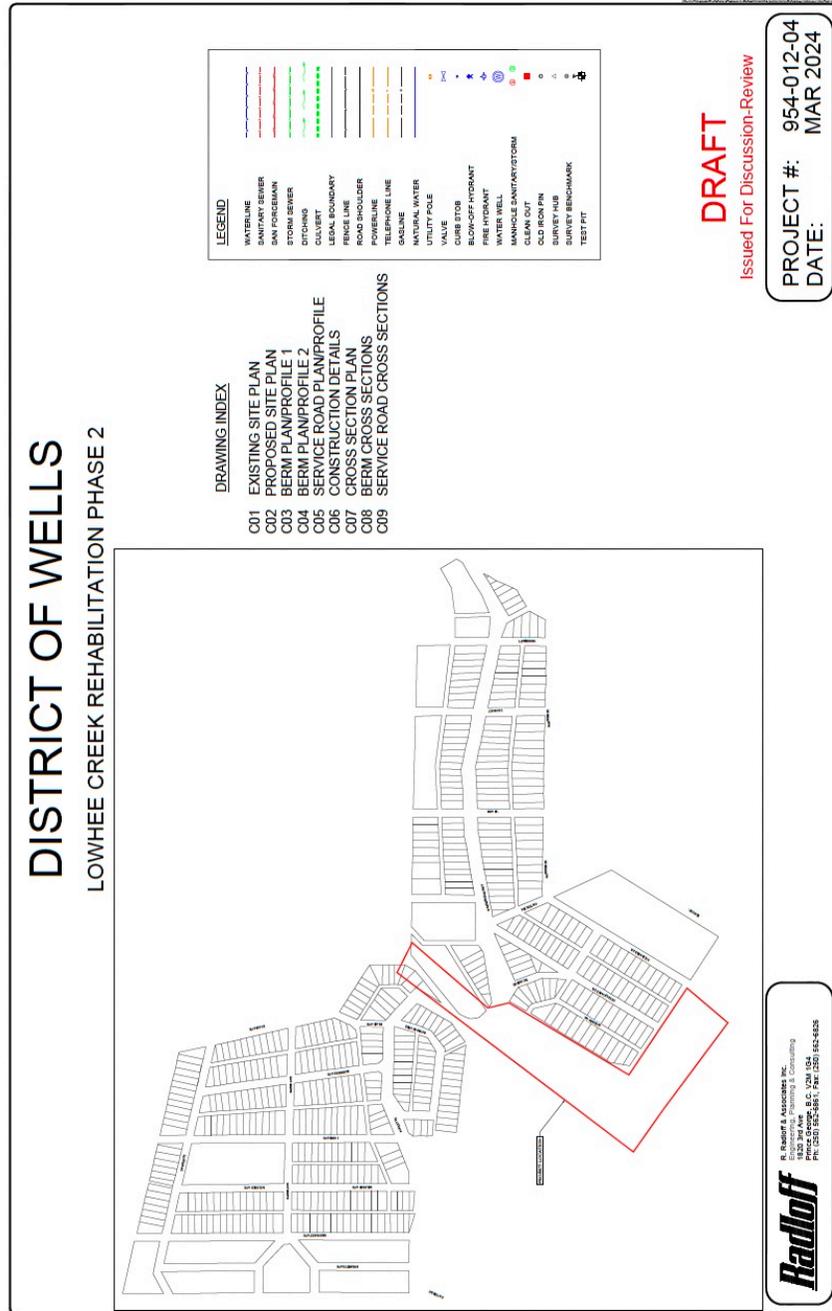
P004—WBCCRC—Shelter Building Re-purposing



P025--NDIT--2023 Economic Development Officer

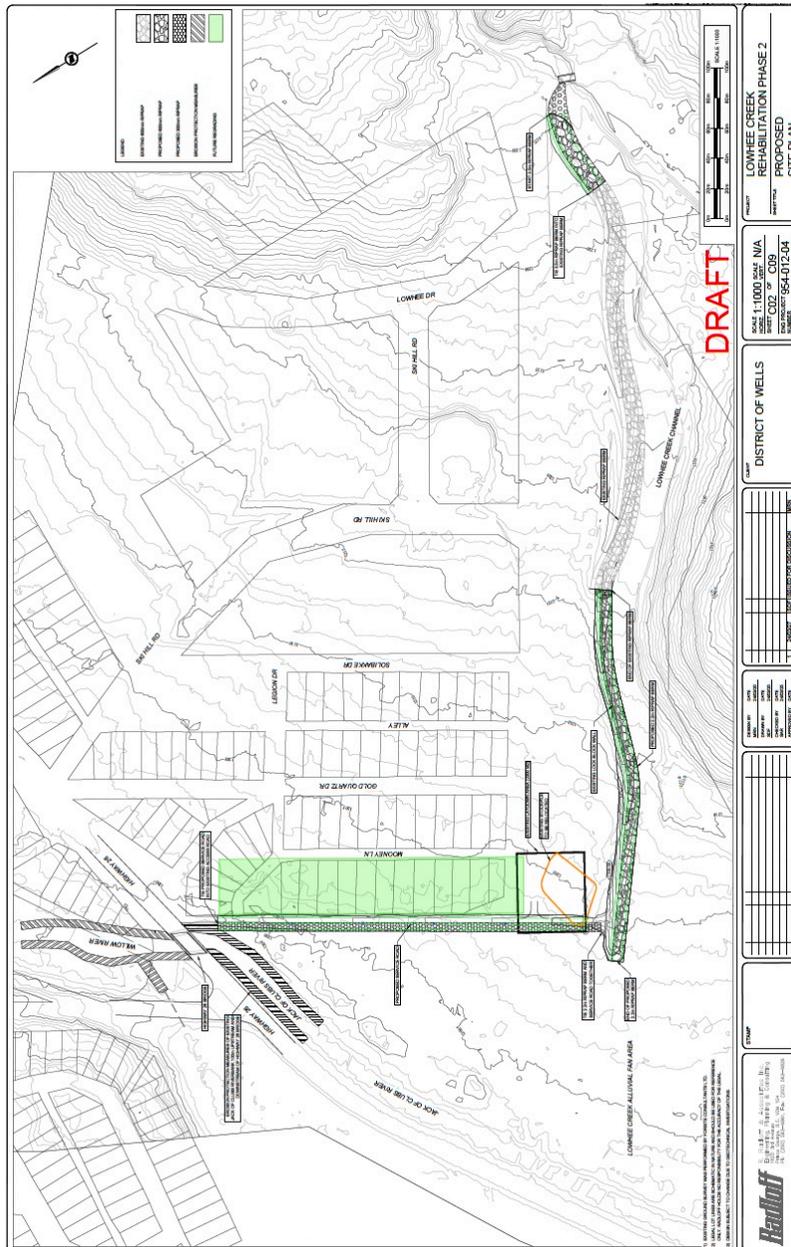
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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair



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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**



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
 TUESDAY APRIL 23, 2024**

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**ONLINE (VIA ZOOM)
MINUTES**

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

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

PUBLIC GALLERY: 2 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT

1.1 Call to Order

24-72 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council approves to call the meeting to order for the Regular Council Meeting of Tuesday April 23, 2024.

Carried Unanimously

1.2 Approval of the Agenda

24-73 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the agenda for the Regular Council meeting of Tuesday, April 23, 2024.

Carried Unanimously

2.0 MINUTES

2.1 Approval of April 9, 2024, Minutes

24-74 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the minutes for the Regular Council Meeting of April 9, 2024, with friendly amendments.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS-NIL

4.0 CORRESPONDENCE

4.1 2024 April 8 – Minister of Housing, Ravi Kohlan

24-75 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the updated Minister of Housing letter.

Carried Unanimously

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

- P002- Sewer/Wastewater – Main line repairs are required at the lift station area. The entire wastewater system will be videoed over the next six weeks. Land requirements for the new lagoon design proposals are being investigated. Environment Canada has been doing testing at the lagoon with tests coming back with positive results.
- P014 UBCM – Engaging with a contractor to do Property Assessments for Wildfire Risk and Mitigation with people to assess their properties.
- P017 – Osisko Development – Next meeting scheduled for May 21st. Agreement table moving forward. Excessive noise protocols were in place and was put into place this weekend after noise was reported. The protocol will be Report to Osisko’s Community Relations office unless it is on a weekend. To be reported to Mayor who then calls the project lead who then calls the site to find out what is going on.
- P018 Water Treatment Plant – Interior completed. The generator is here and waiting for the platform to be made.
- P025 – NDIT- Received 2024 Economic Development Officer – Approval letter \$50,000.
- P040 – 2024 UBCM - Public Notification & Evacuation Routes Grant application – Due April 26, 2024.
- P050 – Crown lands with partners Lhtako Nation as well as Community Forest being worked on.
- P076 – Disaster Risk Reduction – Reimbursement of \$1.7 million has been received as part of the 8 claims that were submitted.

24-76 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

6.0 REPORTS

6.1 Mayors Report

- Concise Business Plan – Version 4.7 posted on Wells.ca.
- Staffing Update – Administrative Technical Assistant (six-month position) approved by Council, Welcome Maria Dombowsky.
- Meeting Dates
- April 30, 2024 – Special Open Budget Meeting – 1pm to 3pm (in person or via zoom)

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- May 7, 2024 – In-camera Community Forest Board and Council Items – 4:30pm to 6:30pm
- May 7, 2024 – Public Budget Hearing and Regular Council Meeting – 7pm to 9pm (in person or via zoom)
- May 9, 2024 – Special Open Budget Meeting – 1pm to 2pm (In person or via zoom)
- May 21, 2024 – Osisko Development In-camera Meeting – 1pm to 4pm
- May 21, 2024 – Regular Council Meeting – 7pm to 9pm
- May 28, 2024 – Select Committee for Buildings and Lands meeting – 1pm
- Select Committee Updates:

Buildings and Lands – Upcoming meeting on May 28, 2024. The CAO will be facilitating a scoping exercise for development of a master plan for development of the entire WBCCRC (school), rink and field area on May 28th. Mayor Ed Coleman and Councillor Dorothea Funk had a meeting with Jim Johnson on the REDIP Grant for the Wells Barkerville business centre at the school and got some advice on the third try at this grant. Grant is over prescribed but have a good chance the next time.

6.2 CAO Report

CAO Jerry Dombowsky has 2 requests for motions for the application to UBCM – Community Emergency Preparedness Fund and a motion for the application for a deadline extension to the implementation of the provincial LGHI Fund.

24-77 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the application to UBCM for the P040 - Community Emergency Preparedness Fund Public Notification and Evacuation Route Planning grant of \$30,000 for the purpose of developing an Evacuation Route Plan for Wells and the surrounding area.

Carried Unanimously

24-78 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council approves those amendments to the motion whereas the date is added.

Carried Unanimously

24-79 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council approves those amendments to the motion whereas the LGHI is spelled out.

Carried Unanimously

24-80 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council approves the application for a deadline extension passed the June 30, 2024, to the implementation of the provincial P064 PROV BC – Local Government Housing Initiative- Lands and Housing— Small Scale Multi Unit Housing legislation implementation due to “Extraordinary Circumstances” those being current capacity limitations.

Carried Unanimously

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CAO Jerry Dombowsky also noted that the Facade grant is open for receipt of applications (closing May 31st) and that this will be posted on the District website. EDO and CFO Sarah Brown and CAO Jerry Dombowsky will be attending the trade show in Quesnel this weekend, representing the District of Wells.

Fire Chief Brendan Bailey gave an update on the Wells Volunteer Fire Brigade.

- Deputy Almond attended a Resilient Minds train-the-trainer session William's Lake this past weekend thanks to a provincial grant and the extended generosity of the CRD. Resilient Minds is a course detailing techniques and skills for maintaining strong mental health and coping with PTSD for emergency service providers in BC.
- The renovations in the Ray Bay at the hall are essentially complete. The hanging propane heater just needs to be relocated to the west wall. We will begin putting equipment away on the mezzanine and new shelving tomorrow evening during weekly practice.
- The telephone pole which partially obstructed easy ingress and egress from bays has been removed by Telus.
- Fire Chiefs begin parental leave next Wednesday, May 1st. While not formally on-duty/on-call through the summer, Brendan will be maintaining basic weekly admin (at 5 hours a week) and instructing Minimum Training Standards curriculum during practices (except for the first few weeks after birth and adjustment to being new parents).
- Two brigade members attending a CRD-organized multi-department Air Brakes course in Barlow Creek next weekend.
- S-100A on-line refresher annual renewal training required for most of the brigade this month (before June 5th) to maintain wildfire response certification.
- S-100 two-day course is being held at Barkerville mid-May for members who do not currently have their certification.
- 2024 1st Quarter Remuneration Report submitted early April.
- Northern Fire Apparatus postponed annual engine and pump inspections for Eng 11 and 12 until later this month or early May (waiting to hear back on ETA).
- Rocky Mountain Phoenix postponed SCBA annual flow tests and inspections until around May long weekend.
- The CRD is planning to remove the burnt debris and ash from the transfer station following planned burns of the material. To assist in cooling and extinguishment, the brigade has dedicated two of the last four practices to pump, water supply, and hose stream work at the transfer station.
- The Chiefs would like to extend thanks to Deputy Almond and Officer Dombowsky for assuming basic command and team accountability coordination during their upcoming parental leave, and for demonstrating their competency through maintaining efficient and comprehensive practices during the last three weeks while Chiefs were unavailable due to

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
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work commitments. The brigade will be in excellent hands for the summer, and Brendan will still be supporting our Deputy and Officer as a Chief (just not an on-call firefighter).

24-81 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the Fire Chief's report.

Carried

Unanimously

Councillor Dirk Van Stralen thanked the Chiefs for all their great work on protecting our community, Mayor Ed Coleman also thanked them and congratulated them on their upcoming parental adventure.

24-82 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receives all reports.

Carried

Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Jenn Lewis announced that Duncan MacDonald has formed a Disk Golf league, and they will be meeting on Sunday April 28, 2024, at the Community Forest clearing.

Councillor Funk also announced that there will be a show at Wells Hotel on the 27th at 7pm featuring Dwayne Forrest.

Councillor Trotter-Wanner reminded us about the AGM for IMA with be on the 24th at the gallery and there is also a zoom option.

7.2 Staff – nil

7.3 Public Gallery – nil

8.0 ADJOURNMENT

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

24-83 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council at 12:14pm adjourns the Regular Council Meeting of Tuesday April 23, 2024.

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Carried Unanimously

Mayor Ed Coleman

Corporate Officer Angela Ward

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
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**DISTRICT OF WELLS
BYLAW NO. 194, 2024
A BYLAW OF THE DISTRICT OF WELLS RESPECTING THE FINANCIAL PLAN FOR THE FIVE-YEAR PERIOD
JANUARY 1, 2024 TO DECEMBER 31, 2028**

(PAGES 21 TO 31; PLEASE NOTE THAT 2029 IS SHOWN FOR INFORMATION ONLY)

WHEREAS Section 165 (1) of the Community Charter requires the District Council to have a financial plan that is adopted by bylaw; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed financial plan in accordance with Section 166 of the Community Charter.

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. That Schedule "A", as attached hereto and made part of this bylaw, is hereby adopted as the Five-Year Financial Plan of the District of Wells for the years 2024 to 2028.
2. That Schedule "B", as attached and made part of this bylaw, is hereby adopted as the 5-year Financial Plan Statement of the District of Wells for the years 2024 to 2028.
3. This Bylaw may be cited for all purposes as the "District of Wells Financial Plan Bylaw No. 194, 2024".
READ FIRST READING this 30th day of April, 2024.
READ SECOND READING this 30th day of April, 2024.
READ THIRD READING this 9th day of May, 2024.
READ FINAL READING this 9th day of May, 2024.

Angie Ward, Corporate Officer

Edward Coleman, Mayor

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 194, 2024 duly passed by the Council of the District of Wells on this 9 day of May, 2024

Corporate Officer

DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
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DISTRICT OF WELLS
BYLAW NO. 194, 2024 Five Year Financial Plan
Schedule A (Page 22 to 31)

Account description	Budget 2024	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
MUNICIPAL TAXES LEVIED						
Gen. & Debt - Residential	(61,424.03)	(63,270.00)	(65,170.00)	(67,130.00)	(69,150.00)	(71,230.00)
Gen. & Debt - Utilities	(3,412.71)	(3,520.00)	(3,630.00)	(3,740.00)	(3,860.00)	(3,980.00)
Gen. & Debt - Major Industry	-	-	-	-	-	-
Gen. & Debt - Business/Other	(33,044.16)	(34,040.00)	(35,070.00)	(36,130.00)	(37,220.00)	(38,340.00)
Total Municipal Taxes Levied	(97,880.90)	(100,830.00)	(103,870.00)	(107,000.00)	(110,230.00)	(113,550.00)
FRONTAGE TAXES						
Sewer Parcel Taxes	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)
Water Parcel Taxes	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)
Garbage Parcel Taxes	(5,020.00)	(5,020.00)	(5,020.00)	(5,020.00)	(5,020.00)	(5,020.00)
Total Frontage Taxes	(84,020.00)	(84,020.00)	(84,020.00)	(84,020.00)	(84,020.00)	(84,020.00)
1% TAXES						
Telus	(1,100.00)	(1,140.00)	(1,180.00)	(1,220.00)	(1,260.00)	(1,300.00)
BC Hydro	(13,770.00)	(14,190.00)	(14,620.00)	(15,060.00)	(15,520.00)	(15,990.00)
Total 1% Taxes	(14,870.00)	(15,330.00)	(15,800.00)	(16,280.00)	(16,780.00)	(17,290.00)
GRANTS IN LIEU OF TAXES						
GIL-Federal Government	(7,600.00)	(7,830.00)	(8,070.00)	(8,320.00)	(8,570.00)	(8,830.00)
GIL-Provincial Government	(7,730.00)	(7,970.00)	(8,210.00)	(8,460.00)	(8,720.00)	(8,990.00)
Total Grants in lieu of taxes	(15,330.00)	(15,800.00)	(16,280.00)	(16,780.00)	(17,290.00)	(17,820.00)
SERVICES PROVIDED TO OTHER GOVERNMENTS						
Barkerville FP Mutual Aid	(8,000.00)	(8,000.00)	(8,000.00)	(8,000.00)	(8,000.00)	(8,000.00)
CRD Fire Protection Tax Transfer	(6,000.00)	(6,000.00)	(6,000.00)	(6,000.00)	(6,000.00)	(6,000.00)
Street Lighting-Prov. Government	(24,650.00)	(24,650.00)	(24,650.00)	(24,650.00)	(24,650.00)	(24,650.00)
Total Services Provided to Other Government	(38,650.00)	(38,650.00)	(38,650.00)	(38,650.00)	(38,650.00)	(38,650.00)
GARBAGE COLLECTION SERVICES						
Commercial Garbage Collection Fees	(7,180.00)	(7,180.00)	(7,180.00)	(7,180.00)	(7,180.00)	(7,180.00)
Residential Garbage Collection Fees	(6,160.00)	(6,160.00)	(6,160.00)	(6,160.00)	(6,160.00)	(6,160.00)
Total Garbage Collection Services	(13,340.00)	(13,340.00)	(13,340.00)	(13,340.00)	(13,340.00)	(13,340.00)
LICENSES & PERMITS						
Building/Plumbing Permits	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)
Sub-Division/Rezone/Variance Fees Permits	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)	(2,500.00)
Total Licenses & Permits	(5,500.00)	(5,500.00)	(5,500.00)	(5,500.00)	(5,500.00)	(5,500.00)
RENTALS						
Community Hall Rentals	(3,760.00)	(3,880.00)	(4,000.00)	(4,120.00)	(4,250.00)	(4,380.00)
CRD Library Agreement	(5,990.00)	(5,990.00)	(5,990.00)	(5,990.00)	(5,990.00)	(5,990.00)
Wells-Barkerville School Rentals	(7,630.00)	(7,860.00)	(8,100.00)	(8,350.00)	(8,610.00)	(8,870.00)
School District 28 Agreement	(10,000.00)	(10,300.00)	(10,610.00)	(10,930.00)	(11,260.00)	(11,600.00)
Total Rentals	(27,380.00)	(28,030.00)	(28,700.00)	(29,390.00)	(30,110.00)	(30,840.00)
INVESTMENT INCOME						
Interest on Investments	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Total Investment Income	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
PENALTIES & INTEREST ON TAXES						
Penalty on Current Taxes	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)	(3,000.00)
Interest on Arrears Taxes	(2,900.00)	(2,900.00)	(2,900.00)	(2,900.00)	(2,900.00)	(2,900.00)
Interest on Delinquent Taxes	(1,200.00)	(1,200.00)	(1,200.00)	(1,200.00)	(1,200.00)	(1,200.00)
Total Penalties & Interest on Taxes	(7,100.00)	(7,100.00)	(7,100.00)	(7,100.00)	(7,100.00)	(7,100.00)

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57						
58	OTHER INCOME					
59	Fitness Centre Memberships	(1,100.00)	(1,100.00)	(1,100.00)	(1,100.00)	(1,100.00)
60	Miscellaneous Revenue		(250,000.00)	(250,000.00)	(250,000.00)	(250,000.00)
61	Property Tax Searches	(100.00)	(100.00)	(100.00)	(100.00)	(100.00)
62	Community bus revenue	(21,335.00)	(21,335.00)	(21,335.00)	(21,335.00)	(21,335.00)
63	Community Forest Dividend	(250,000.00)	(123,303.02)	(157,105.26)	(160,752.41)	(185,899.48)
64	Total Other Income	(272,535.00)	(395,838.02)	(429,640.26)	(433,287.41)	(458,434.48)
65						
66	UNCONDITIONAL GRANTS					
67	Prov Gov't - Small Community Prot. Grant	(427,000.00)	(432,000.00)	(437,000.00)	(442,000.00)	(447,000.00)
68	Growing Communities Fund	(105,615.30)				
69	Total Unconditional Grants	(532,615.30)	(432,000.00)	(437,000.00)	(442,000.00)	(447,000.00)
70						
71	CONDITIONAL GRANTS					
72	NDIT Economic Dev Grants	(50,000.00)	(50,000.00)	(50,000.00)	(50,000.00)	(50,000.00)
73	NDIT Grant Writer Grant	(8,000.00)	(8,000.00)	(8,000.00)	(8,000.00)	(8,000.00)
74	Visitor Information Centre	(18,750.00)	(15,000.00)	(15,000.00)	(15,000.00)	(15,000.00)
75	DOW Cariboo Gold Community Liaison	(50,000.00)	(109,500.00)	(112,875.00)	(116,375.00)	(119,875.00)
76	Housing Legislation Grant	(35,000.00)				
77	Total Conditional Grants	(161,750.00)	(182,500.00)	(185,875.00)	(189,375.00)	(192,875.00)
78						
79	COLLECTIONS FOR OTHER GOVTS					
80	Provincial School Tax	(89,297.12)	(91,980.00)	(94,740.00)	(97,590.00)	(100,520.00)
81	Regional Hospital	(28,336.00)	(29,190.00)	(30,070.00)	(30,980.00)	(31,910.00)
82	Municipal Finance Authority	(7.69)	(8.00)	(9.00)	(10.00)	(11.00)
83	B C Assessment Authority	(1,478.79)	(1,530.00)	(1,580.00)	(1,630.00)	(1,680.00)
84	Regional District (Admin & Library)	(21,958.00)	(22,620.00)	(23,300.00)	(24,000.00)	(24,720.00)
85	Rural Refuse - CRD	(15,365.00)	(15,830.00)	(16,310.00)	(16,800.00)	(17,310.00)
86	Policing Costs Recovery Tax	(12,826.71)	(13,220.00)	(13,620.00)	(14,030.00)	(14,460.00)
87	Total Collections for Other Govts	(169,269.31)	(174,378.00)	(179,629.00)	(185,040.00)	(190,611.00)
88						
89	TOTAL REVENUES	(1,441,240.51)	(1,494,316.02)	(1,546,404.26)	(1,568,762.41)	(1,612,940.48)
90						

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90							
91	LEGISLATIVE COSTS						
92	Council Remuneration	27,960.00	28,800.00	29,670.00	30,570.00	31,490.00	32,440.00
93	Memberships & Subscriptions	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
94	Council Travel & Conferences	20,000.00	20,600.00	21,220.00	21,860.00	22,520.00	23,200.00
95	Council Contingency & Hosting	2,000.00	2,060.00	2,130.00	2,200.00	2,270.00	2,340.00
96	Total Legislative Costs	51,460.00	53,010.00	54,620.00	56,280.00	57,980.00	59,740.00
97							
98	ADMINISTRATION (HUMAN RESOURCES)						
99	Staff Salaries	428,250.00	461,300.00	474,760.00	488,650.00	502,860.00	517,520.00
100	Fringe Benefit Load	107,062.50	110,280.00	113,590.00	117,000.00	120,510.00	124,130.00
101	Memberships	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
102	Travel & Conferences	10,000.00	10,300.00	10,610.00	10,930.00	11,260.00	11,600.00
103	Staff Training	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
104	Recruitment Expenses	500.00	520.00	540.00	560.00	580.00	600.00
105	Total Administration (Human Resources)	555,812.50	592,700.00	610,120.00	628,080.00	646,490.00	665,470.00
106							
107	ADMINISTRATION (GENERAL)						
108	Copy Machine Service Contract	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00	4,200.00
109	Telephone and Internet	10,290.00	10,600.00	10,920.00	11,250.00	11,590.00	11,940.00
110	Statutory Advertising	1,000.00	1,030.00	1,070.00	1,110.00	1,150.00	1,190.00
111	Office Supplies	6,000.00	6,180.00	6,370.00	6,570.00	6,770.00	6,980.00
112	Accounting System	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
113	Audit Fees	25,000.00	25,750.00	26,530.00	27,330.00	28,150.00	29,000.00
114	Legal Fees	20,000.00	20,600.00	21,220.00	21,860.00	22,520.00	23,200.00
115	Liability Insurance	9,200.00	9,480.00	9,770.00	10,070.00	10,380.00	10,700.00
116	Facilities, Lands & Infrastructure Insurance	28,000.00	28,840.00	29,710.00	30,610.00	31,530.00	32,480.00
117	General Expense, Postage, Freight	2,000.00	2,060.00	2,130.00	2,200.00	2,270.00	2,340.00
118	Tax Sale Costs	600.00	620.00	640.00	660.00	680.00	710.00
119	Total Administration (General)	116,290.00	119,360.00	122,560.00	125,860.00	129,240.00	132,740.00
120							
121	ELECTION EXPENSES						
122	Elections			10,000.00			
123	Total Election Expenses	-	-	10,000.00	-	-	-
124							
125	UTILITY ADMINISTRATION TRANSFERS						
126	Admin Rec - Water Department	(30,950.50)	(30,670.00)	(30,370.00)	(41,000.00)	(41,010.00)	(41,020.00)
127	Admin Rec - Sewer Department	(34,041.50)	(33,860.00)	(33,650.00)	(33,470.00)	(33,270.00)	(33,070.00)
128	Total Utility Administration Transfers	(64,992.00)	(64,530.00)	(64,020.00)	(74,470.00)	(74,280.00)	(74,090.00)
129							
130	COMMUNITY HALL						
131	WCH Building Repairs & Maintenance	2,000.00	2,060.00	2,130.00	2,200.00	2,270.00	2,340.00
132	WCH Custodial	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
133	WCH Telephone	1,000.00	1,030.00	1,070.00	1,110.00	1,150.00	1,190.00
134	WCH Electrical	7,200.00	7,420.00	7,650.00	7,880.00	8,120.00	8,370.00
135	WCH Fuel	9,700.00	10,000.00	10,300.00	10,610.00	10,930.00	11,260.00
136	Total Community Hall	21,400.00	22,060.00	22,750.00	23,450.00	24,170.00	24,920.00

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137							
138	ICE RINK						
139	Ice Rink Repairs and Maintenance	1,000.00	1,030.00	1,070.00	1,110.00	1,150.00	1,190.00
140	Ice Rink Electricity	200.00	210.00	220.00	230.00	240.00	250.00
141	Total Ice Rink	1,200.00	1,240.00	1,290.00	1,340.00	1,390.00	1,440.00
142							
143	BALL DIAMOND SHED						
144	Ball Diamond Repairs and Maintenance						
145	Ball Diamond Electricity	500.00	520.00	540.00	560.00	580.00	600.00
146	Total Ball Diamond Shed	500.00	520.00	540.00	560.00	580.00	600.00
147							
148	MUNICIPAL HALL						
149	Town Hall Building Repairs & Maintenance	2,000.00	2,060.00	2,130.00	2,200.00	2,270.00	2,340.00
150	Town Hall Custodial	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
151	Town Hall Electricity	2,200.00	2,270.00	2,340.00	2,420.00	2,500.00	2,580.00
152	Town Hall Fuel	5,300.00	5,460.00	5,630.00	5,800.00	5,980.00	6,160.00
153	Total Municipal Hall	11,000.00	11,340.00	11,700.00	12,070.00	12,450.00	12,840.00
154							
155	WELLS/BARKERVILLE SCHOOL						
156	Fitness Centre Expenses	500.00	500.00	500.00	500.00	500.00	500.00
157	Geothermal Monitoring & Phone	500.00	500.00	500.00	500.00	500.00	500.00
158	School Maintenance	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
159	School Custodial	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
160	School Electricity	9,400.00	9,690.00	9,990.00	10,290.00	10,600.00	10,920.00
161	School Fuel	25,100.00	18,000.00	18,540.00	19,100.00	19,680.00	20,280.00
162	Total Wells/Barkerville School	47,000.00	40,190.00	41,030.00	41,890.00	42,780.00	43,700.00
163							
164	VISITOR INFORMATION CENTRE						
165	VIC Operations	22,580.00	23,260.00	23,950.00	24,670.00	25,410.00	26,180.00
166	VIC Repairs and Maintenance	1,030.00	1,070.00	1,110.00	1,150.00	1,190.00	1,230.00
167	VIC Electricity	400.00	420.00	440.00	460.00	480.00	500.00
168	Total Visitor Information Centre	24,010.00	24,750.00	25,500.00	26,280.00	27,080.00	27,910.00
169							
170	FIRE BRIGADE - GENERAL						
171	Firehall Telephone	800.00	830.00	860.00	890.00	920.00	950.00
172	Fire Hall Supplies & Equip	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
173	Fire Dept Travel & Conferences	2,000.00	2,060.00	2,130.00	2,200.00	2,270.00	2,340.00
174	Fire Practice and Training	5,100.00	5,260.00	5,420.00	5,590.00	5,760.00	5,940.00
175	Group Life/WCB For Volunteers	2,500.00	2,580.00	2,660.00	2,740.00	2,830.00	2,920.00
176	Total Fire Brigade - General	15,400.00	15,880.00	16,380.00	16,890.00	17,420.00	17,960.00
177							
178	FIRE BRIGADE - COMMUNICATIONS						
179	Com Gear Repairs & Repl	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00
180	Radio Licence	900.00	900.00	900.00	900.00	900.00	900.00
181	Total Fire Brigade - Communications	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00	2,100.00
182							

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182							
183	FIRE BRIGADE - FIRE HALL						
184	Firehall Building Repairs & Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
185	Firehall Propane	4,900.00	5,050.00	5,210.00	5,370.00	5,540.00	5,710.00
186	Firehall Electricity	5,300.00	5,460.00	5,630.00	5,800.00	5,980.00	6,160.00
187	Total Fire Brigade - Firehall	11,200.00	11,510.00	11,840.00	12,170.00	12,520.00	12,870.00
188							
189	FIRE BRIGADE - VEHICLES						
190	Fire Truck Inspection and Certification	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
191	Fire Truck Insurance	1,620.00	1,670.00	1,730.00	1,790.00	1,850.00	1,910.00
192	Fire Truck Fuel	500.00	520.00	540.00	560.00	580.00	600.00
193	Fire Truck Maint & Repairs	600.00	620.00	640.00	660.00	680.00	710.00
194	Total Fire Brigade - Vehicles	4,220.00	4,360.00	4,510.00	4,660.00	4,810.00	4,980.00
195							
196	BUILDING INSPECTION						
197	Building Inspection Service Contract	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
198	Total Building Inspection	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
199							
200	PUBLIC WORKS - GENERAL						
201	Public Works Labour	79,360.00	81,740.00	84,190.00	86,720.00	89,320.00	92,000.00
202	Public Works Road Maint Contract	185,000.00	190,550.00	196,270.00	202,160.00	208,230.00	214,480.00
203	PW Supplies & Equipment	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
204	Ditching and Drainage	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
205	Custodial Supplies	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
206	Vehicles	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00	35,000.00
207	Total Public Works - General	310,860.00	284,140.00	292,680.00	301,470.00	310,530.00	319,860.00
208							
209	PUBLIC WORKS - STREET LIGHTING						
210	St. Light Electricity	9,000.00	9,270.00	9,550.00	9,840.00	10,140.00	10,450.00
211	Total Public Works - Street Lighting	9,000.00	9,270.00	9,550.00	9,840.00	10,140.00	10,450.00
212							
213	PUBLIC WORKS - GARBAGE COLLECTION						
214	Public Works - Garbage Collection Contract	15,000.00	15,450.00	15,920.00	16,400.00	16,900.00	17,410.00
215	Total Public Works - Garbage Collection	15,000.00	15,450.00	15,920.00	16,400.00	16,900.00	17,410.00
216							
217	PUBLIC WORKS - SPRING CLEANUP						
218	Annual Cleanup Campaign	500.00	520.00	540.00	560.00	580.00	600.00
219	Total Public Works - Spring Cleanup	500.00	520.00	540.00	560.00	580.00	600.00
220							
221	ECONOMIC DEVELOPMENT						
222	Co-operative Marketing	2,500.00	2,580.00	2,660.00	2,740.00	2,830.00	2,920.00
223	Grant Writer Services (Grant)	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
224	Total Economic Development	10,500.00	10,580.00	10,660.00	10,740.00	10,830.00	10,920.00
225							
226	COMMUNITY DEVELOPMENT						
227	Photo Video	500.00	520.00	540.00	560.00	580.00	600.00
228	Website Maintenance	1,100.00	1,140.00	1,180.00	1,220.00	1,260.00	1,300.00
229	Marketing and Economic Development	6,000.00	6,180.00	6,370.00	6,570.00	6,770.00	6,980.00
230	Community Bus (Grant)	23,000.00	23,690.00	24,410.00	25,150.00	25,910.00	26,690.00
231	Community Events	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
232	Local Grants In Aid	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00	14,000.00
233	Total Community Development	46,100.00	47,080.00	48,100.00	49,150.00	50,220.00	51,330.00
234							

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

234							
235	DEBT SERVICES						
236	Interest & Bank Charges	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
237	Total Debt Services	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
238							
239	TRANS TO OWN FUNDS & RESERVES						
240	Transfer to Cemetery Reserve						
241	Transfer to Federal Fuel Tax Reserve						
242	Transfer to Water Operating Fund	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
243	Transfer to Sewer Operating Fund	39,000.00	39,000.00	39,000.00	39,000.00	39,000.00	39,000.00
244	Transfer to General Capital Fund						
245	Transfer to Water Capital Fund						
246	Transfer to Previous Year						
247	Transfer to Furture Year Gen. Op. Fund						
248	Total Trans to Own Funds & Reserves	79,000.00	79,000.00	79,000.00	79,000.00	79,000.00	79,000.00
249							
250	COLLECTIONS FOR OTHER GOVERNMENTS						
251	Provincial School	87,207.82	89,888.02	92,645.26	95,492.41	98,419.48	101,436.46
252	Regional Hospital	28,336.00	29,190.00	30,070.00	30,980.00	31,910.00	32,870.00
253	Municipal Finance Authority	7.69	8.00	9.00	10.00	11.00	12.00
254	B C Assessment Authority	1,478.79	1,530.00	1,580.00	1,630.00	1,680.00	1,740.00
255	Regional District (Admin & Library)	21,958.00	22,620.00	23,300.00	24,000.00	24,720.00	25,470.00
256	Regional District - Rural Refuse	15,365.00	15,830.00	16,310.00	16,800.00	17,310.00	17,830.00
257	BC School/Police Taxes	12,826.71	13,220.00	13,620.00	14,030.00	14,460.00	14,900.00
258	Total Collections for Other Governments	167,180.01	172,286.02	177,534.26	182,942.41	188,510.48	194,258.46
259							
260	TOTAL EXPENSES	1,441,240.51	1,494,316.02	1,546,404.26	1,568,762.41	1,612,940.48	1,658,508.46
261							
262	GENERAL OPERATING FUND TOTAL	0.00	(0.00)	(0.00)	(0.00)	0.00	0.00
263							

DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

1	Account Description	Budget 2024	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
2	SALE OF SERVICE						
3	Water User Fees	(44,050.50)	(45,380.00)	(46,750.00)	(48,160.00)	(49,610.00)	(51,100.00)
4	Water Service Connection	(2,000.00)	(2,000.00)	(2,000.00)	(2,000.00)	(2,000.00)	(2,000.00)
5	Total Sale of Service	(46,050.50)	(47,380.00)	(48,750.00)	(50,160.00)	(51,610.00)	(53,100.00)
6							
7	OTHER REVENUE						
8	Water Service On & Off C	(500.00)	(520.00)	(540.00)	(560.00)	(580.00)	(600.00)
9	Total Other Revenue	(500.00)	(520.00)	(540.00)	(560.00)	(580.00)	(600.00)
10							
11	TRANSFERS FROM OWN SOURCES						
12	General Revenue - Parcel	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)
13	Total Transfers from Ow	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)	(40,000.00)
14							
15	TOTAL REVENUES	(86,550.50)	(87,900.00)	(89,290.00)	(90,720.00)	(92,190.00)	(93,700.00)
16							
17	ADMINISTRATION						
18	Administration Transfer the	30,950.50	30,670.00	30,370.00	41,000.00	41,010.00	41,020.00
19	Water Permits & Licenses	1,500.00	1,550.00	1,600.00	1,650.00	1,700.00	1,760.00
20	Total Administration	32,450.50	32,220.00	31,970.00	42,650.00	42,710.00	42,780.00
21							
22	DISTRIBUTION SYSTEM						
23	New Service Connection-W	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
24	Water Dis. Maintenance	10,000.00	10,300.00	10,610.00	10,930.00	11,260.00	11,600.00
25	Water System Testing	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
26	Total Distribution System	17,000.00	17,450.00	17,920.00	18,400.00	18,900.00	19,410.00
27							
28	WATER SYSTEM FACILITIES						
29	Water Facilities Telephone	800.00	830.00	860.00	890.00	920.00	950.00
30	Water System Alarm Moni	500.00	520.00	540.00	560.00	580.00	600.00
31	Water Facility Repairs and	10,000.00	10,300.00	10,610.00	10,930.00	11,260.00	11,600.00
32	Water Pump House Electri	10,800.00	11,130.00	11,470.00	11,820.00	12,180.00	12,550.00
33	Total Water System Faci	22,100.00	22,780.00	23,480.00	24,200.00	24,940.00	25,700.00
34							
35	EMERGENCY WATER SUPPLY						
36	Emergency Water Supply	10,000.00	10,300.00	10,610.00			
37	Total Emergency Water	10,000.00	10,300.00	10,610.00	-	-	-
38							
39	HYDRANTS						
40	Hydrant Maintenance	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
41	Total Hydrants	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
42							
43	TOTAL EXPENSES	86,550.50	87,900.00	89,290.00	90,720.00	92,190.00	93,700.00
44							
45	WATER FUND TOTAL	-	-	-	-	-	-
46							

DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

1	Account Description	Budget 2024	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029
2	SALE OF SERVICE						
3	Sewer Utility User Fees	(41,791.50)	(43,050.00)	(44,350.00)	(45,690.00)	(47,070.00)	(48,490.00)
4	Sewer Service Connection	(2,400.00)	(2,480.00)	(2,560.00)	(2,640.00)	(2,720.00)	(2,810.00)
5	Total Sale of Service	(44,191.50)	(45,530.00)	(46,910.00)	(48,330.00)	(49,790.00)	(51,300.00)
6							
7	TRANSFERS FROM OWN SOURCES						
8	Sewer Parcel Taxes	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)
9	Total Transfers from Ow	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)	(39,000.00)
10							
11	TOTAL REVENUES	(83,191.50)	(84,530.00)	(85,910.00)	(87,330.00)	(88,790.00)	(90,300.00)
12							
13	ADMINISTRATION						
14	Administration Transfer th	34,041.50	33,860.00	33,650.00	33,470.00	33,270.00	33,070.00
15	Sewer Permits & Licenses	500.00	520.00	540.00	560.00	580.00	600.00
16	Total Administration	34,541.50	34,380.00	34,190.00	34,030.00	33,850.00	33,670.00
17							
18	COLLECTION SYSTEM						
19	New Sewer Connection Cha	2,400.00	2,480.00	2,560.00	2,640.00	2,720.00	2,810.00
20	Sewer Line Annual Flushin	10,000.00	10,300.00	10,610.00	10,930.00	11,260.00	11,600.00
21	Sewer System Repairs & M	7,500.00	7,730.00	7,970.00	8,210.00	8,460.00	8,720.00
22	Total Collection System	19,900.00	20,510.00	21,140.00	21,780.00	22,440.00	23,130.00
23							
24	SEWER SYSTEM FACILITIES						
25	Sewer Facilities Telephone	800.00	830.00	860.00	890.00	920.00	950.00
26	Sewer Facility Alarm Moni	350.00	370.00	390.00	410.00	430.00	450.00
27	Sewer Lift Station Electric	2,300.00	2,370.00	2,450.00	2,530.00	2,610.00	2,690.00
28	Sewer Lift Station Repair a	7,500.00	7,730.00	7,970.00	8,210.00	8,460.00	8,720.00
29	Total Sewer System Faci	10,950.00	11,300.00	11,670.00	12,040.00	12,420.00	12,810.00
30							
31	SEWER SYSTEM FACILITIES						
32	Sewer Lagoon Repairs & M	7,500.00	7,730.00	7,970.00	8,210.00	8,460.00	8,720.00
33	Sewer Facilities Electricity	5,300.00	5,460.00	5,630.00	5,800.00	5,980.00	6,160.00
34	Sewer - Environmental Tes	5,000.00	5,150.00	5,310.00	5,470.00	5,640.00	5,810.00
35	Total Sewer System Faci	17,800.00	18,340.00	18,910.00	19,480.00	20,080.00	20,690.00
36							
37	TOTAL EXPENSES	83,191.50	84,530.00	85,910.00	87,330.00	88,790.00	90,300.00
38							
39	SEWER FUND TOTAL	-	-	-	-	-	-

**Schedule “B”
 Financial Plan – Bylaw No. 194, 2024
 (Pages 15 & 16)**

Policy:

Council reviews the source of revenues for the District of Wells annually during the Five-Year planning process. Through this Process, Council considers the tax burden, user fees, and other sources of funding in proportion to the planned services and expenditure programme for the District. Council determines the appropriateness of the level of services and expenditures in relation to the available funding sources and the impact or the burden of costs for these services and expenditures between property taxes, user fees and other sources of funding and considers if changes to the allocation of funding sources should be implemented.

Objective:

To review the appropriateness of total revenue proposed to come from each funding sources for the planned services and expenditures and to ensure the sustainability of the funding sources to continue to provide the services in the future.

The distribution rates of Property Taxes among the property classes:

Table (2) provides the distribution of property taxes rates to determine the revenue among the property classes. The practice of Council has been to set tax rates in order to maintain tax stability. This is accomplished by maintaining the proportionate relationship provided below between the property classes, while taking into account new construction values, deletions from the tax roll and changes in property classes, and assessment changes that are considered to be significant and affect the proportionate relationship. Council reviews the proportionate relationships between classes caused by the various factors and attempts to ensure a reasonable and fair allocation of taxes between classes to provide for the services identified within the Five-Year Financial Plan. This practice allows taxpayers in the municipality to be confident that in any year, their property tax bill will increase proportionately to the increase in tax revenue required year over year, taking into account assessment increases of their property to the assessment class average.

Table (2)

		A
	PROPERTY	GENERAL
	CLASSIFICATION	MUNICIPAL
01	Residential	2.22102
02	Utility	21.93255
04	Major Industry	20.00027
05	Light Industry	10.08342
06	Business/other	8.77302
07	Managed Forest	2.22102
08	Rec/non-profit	2.22102
09	Farm	2.22102

DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Policy:

The tax policy of Council in setting the distribution of property taxes over time may take into consideration factors such as significant new, or loss of investment in the community, philosophy of taxing apportionment, economic factors or initiatives to maintain, promote or encourage specific sectors with respect to investment in the community. As part of the establishment of the annual tax rates, Council reviews the distribution of taxes between tax classes and the appropriateness of the allocation.

Objective:

To provide a fair and reasonable tax allocation policy between tax classes to provide a suitable level of community services on an affordable basis to residential and non-residential property classes.

The use of Permissive tax Exemptions:

The Annual Municipal Report for 2022 contains a list of permissive exemptions granted for the taxation year and the amount of tax foregone. This list demonstrates the policy of Council that permissive exemptions are granted to not-for-profit institutions that form a valuable part of, and provide services, to our community. These include religious institutions, historical societies, some recreational facilities, service and cultural organizations.

Policy:

Council will continue to support local not-for-profit organizations through permissive tax exemptions that provide beneficial services to the community. Where appropriate, Council may consider utilizing its expanded power under the *Community Charter* to provide permissive tax exemptions to property owners to contribute to our community in beneficial ways. These may include investments made in greenhouse gas reduction technology or alternative energy, the provision of affordable housing, or revitalization of buildings or areas of the municipality.

Objective:

Council will examine its permissive tax exemption policy to determine if it should be expanded in the future to include new opportunities as allowed under the *Community Charter*.

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

District of Wells

**BYLAW No. 195, 2024
(Pages 29 & 31)**

A Bylaw for the Levying of Tax Rates for Municipal, Regional Hospital, and
Regional District purposes for 2024

WHEREAS the Community Charter allows a Municipal Council to impose rates on all taxable land and improvements according to their assessed value to provide the money required for various lawful purposes:

AND WHEREAS the District of Wells is required to collect taxes and other levies imposed on taxable land and improvements according to their assessed value on behalf of the Cariboo Regional District, and the Cariboo Chilcotin Regional Hospital District:

NOW THEREFORE the Council of the District of Wells, in open meeting assembled, enacts as follows:

1. The following rates are imposed and levied on all taxable land and improvements for the year 2023:

Column A--For the general purposes of the District of Wells on the General Taxable values of land and improvements, the rates appearing in Column "A" of Schedule "A" attached hereto and forming a part hereof;

Column C--For the general purposes of the Cariboo Regional District Admin Taxable values of land and improvements, the rates appearing in Column "C" of Schedule "A" attached hereto and forming a part hereof.

Column D--For the rural refuse purposes of the Cariboo Regional District on the General Taxable values of land and improvements, the rates appearing in Column "D" of Schedule "A" attached hereto and forming a part hereof;

Column E--For the general purposes of the Regional Hospital District on the Hospital Taxable values of land and improvements, the rates appearing in Column "E" of Schedule "A" attached hereto and forming a part hereof;

**DISTRICT OF WELLS PUBLIC BUDGET MEETING HEARING & REGULAR COUNCIL MEETING
TUESDAY MAY 07, 2024—7:00PM TO 9:00PM
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AGENDA**

2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. Tax Payments must be received by July 4, 2024 or will be considered late and subject to a 10% penalty on all amounts outstanding including unclaimed Home Owner Grants.
4. This Bylaw shall be cited for all purposes as “Tax Rates Bylaw No. 195, 2024”.

READ A FIRST TIME this	30 th day of April, 2024
READ A SECOND TIME this	30 th day of April, 2024
READ A THIRD TIME this	9 th day of May, 2024
FINALLY READ AND ADOPTED this	9 th day of May, 2024

Ed Coleman, Mayor

Angie Ward, Corporate Officer

I hereby certify that the foregoing is a true and correct copy of the original bylaw No. 195, 2024 duly passed by the Council of the District of Wells on this 9th day of May, 2024.

Corporate Officer

**DISTRICT OF WELLS PUBIC BUDGET HEARING & REGULAR COUNCIL MEETING
TUESDAY 2024 MAY 07, 7:00PM to 9:00PM
ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS BYLAW No. 195, 2024
SCHEDULE "A"**

**SCHEDULE OF TAX RATES FOR THE YEAR 2024
TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT**

TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT									
		A	B	C	D	E	F	G	H
	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	SCHOOL TAX	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL	MFA	BCAA	POLICE TAX
01	Residential	2.22102	2.29970	0.57382	0.34865	0.74050	0.00020	0.03470	0.33520
02	Utility	21.93255	12.11000	2.00837	3.44290	2.59173	0.00070	0.43590	1.17320
04	Major Industry	20.00027	1.36000	1.95099	3.13957	2.51768	0.00070	0.43590	1.13960
05	Light Industry	10.08342	3.39000	1.95099	1.58286	2.51768	0.00070	0.09630	1.13960
06	Business/other	8.77302	3.39000	1.40586	1.37716	1.81421	0.00050	0.09630	0.82120
07	Managed Forest	2.22102	1.87000	1.72146	0.34865	2.22149	0.00060	0.22680	1.00560
08	Rec/non-profit	2.22102	2.11000	0.57382	0.34865	0.74050	0.00020	0.03470	0.33520
09	Farm	2.22102	7.15000	0.57382	0.34865	0.74050	0.00020	0.03470	0.33520

**DISTRICT OF WELLS PUBIC BUDGET HEARING & REGULAR COUNCIL MEETING
TUESDAY 2024 MAY 07, 7:00PM to 9:00PM
ONLINE (VIA ZOOM)
AGENDA**

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.		

DISTRICT OF WELLS PUBIC BUDGET HEARING & REGULAR COUNCIL MEETING
TUESDAY 2024 MAY 07, 7:00PM to 9:00PM
ONLINE (VIA ZOOM)
AGENDA

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		

P075.6 2024 Staff Supplements

Retaining Wall Repair Pooley Street

Request Type: Capital
Initiating Department: Facilities Lands & Infrastructure Management
Budget Year: 2024
Internal Contact: Tyler Doerksen

Justification: This request is to assess and re-construct the retaining wall on Pooley Street which is leaning by 2” over 4 feet (vertically) and has an Engineer’s risk assessment of 7-8 out of 10 for failure and collapse. Housing integrity above the wall is dependent upon the stability of this slope.

Consequences: Closure of Pooley Street should wall collapse with potential slope stability issues for housing above.

Budget request: \$15,000
Ongoing budget impact: N/A

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P075.6 2024 Staff Supplements

<u>Pavement crack sealing</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Crack sealing on District streets is needed to maintain integrity of paved surfaces.
Consequences:	Risk of significant damage to paved streets due to water intrusion and frost damage if not addressed.
Budget request:	\$20,000
Ongoing budget impact:	N/A

<u>Road Grading</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Grading gravel streets is required once in spring, once mid summer to maintain road surface.
Consequences:	Citizen dissatisfaction with District maintenance standards.
Budget request:	\$14,000
Ongoing budget impact:	\$14,000/year ongoing with inflationary increases

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P075.6 2024 Staff Supplements

<u>Street sweeping</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Dust control on District streets after winter season.
Consequences:	Citizen dissatisfaction with District maintenance standards. Air quality impacts.
Budget request:	\$15,000
Ongoing budget impact:	\$15,000/year ongoing with inflationary increases

<u>Tools and Equipment</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Tools are required for maintenance and repair activities and will include items like cordless power tool combo kit, general carpentry tools, wrench sets, specialized tool pieces, among other required items. Equipment includes new and replacement items including pole saw, safety equipment including climbing and fall gear etc.
Consequences:	Inability to perform basic repair/maintenance tasks. Additional costs to engage contractors vs. in-house.
Budget request:	\$3,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

Assess and address drainage –
Rink Facility

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: Area surrounding Community Rink requires drainage to be addressed with substantial fill likely required to remediate muddy conditions.

Consequences: Poor public use and rentability of community asset outside winter season.

Budget request:	\$60,000
Ongoing budget impact:	N/A

Community Hall Exit Repairs

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: One exit at the rear of the Community Hall has no handrail, another side exit has handrails that are deteriorated and at high risk of collapse.

Consequences: Public safety is compromised. Without proper emergency exits the Hall cannot be rented/occupied.

Budget request:	\$10,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

<u>First Aid Supplies</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	First Aid supplies need to be replenished. Additional AED equipment, etc. to be acquired.
Consequences:	Failure to meet basic First Aid requirements, and be Worksafe compliant.
Budget request:	\$4,000
Ongoing budget impact:	N/A

<u>Exterior Repair District & Community Hall</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Siding on the northern wall of the District Hall needs replacement and painting due to wood rot. Windowsills on both the District Hall and Community Hall need replacement prior to any painting.
Consequences:	Continued deterioration of wood and increased future remediation costs.
Budget request:	\$30,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

<u>Bear Proof Garbage Containers</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Two bear proof garbage containers are rusted and require replacement.
Consequences:	Reduction of garbage options, possibly leading to more littering and pick up costs.
Budget request:	\$4,000
Ongoing budget impact:	N/A

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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	Indigenous Partnerships	Mayor & Councillor Lewis	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	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	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	DOW & Partners– Emergency and Prevention Planning & Implementation		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-Area \$59,313 Fish Study-Project \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		
4		Infrastructure											
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		Planning, Housing, Community, Facilities Economic											
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 Infrastrure		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
A		Appendix A– Complete											
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		Appendix B– Operations											
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	

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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	Totals				19,565,000	172,865,000	

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P075–2022 to 2025 Supplements

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

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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P075–2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Status
		District of Wells Office		
	DOW Off	De-clutter and Clean-up		IP
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"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		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"> • 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	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

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

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Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	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
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

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
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

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
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room Rennovation 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	