

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MARCH 18, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xat'sūll, 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.

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting

Time: Mar 18, 2025 03:15 PM to 4:30 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83427483289?pwd=Y2WvTB5rMUMlFcmra9aXk1arjHFHz9.1>

Meeting ID: 834 2748 3289

Passcode: 119397

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday March 18, 2025, 3:15pm to 4:30pm

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 March 18, 2025 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday March 04, 2025, as circulated.

3.0 CORRESPONDENCE--NIL

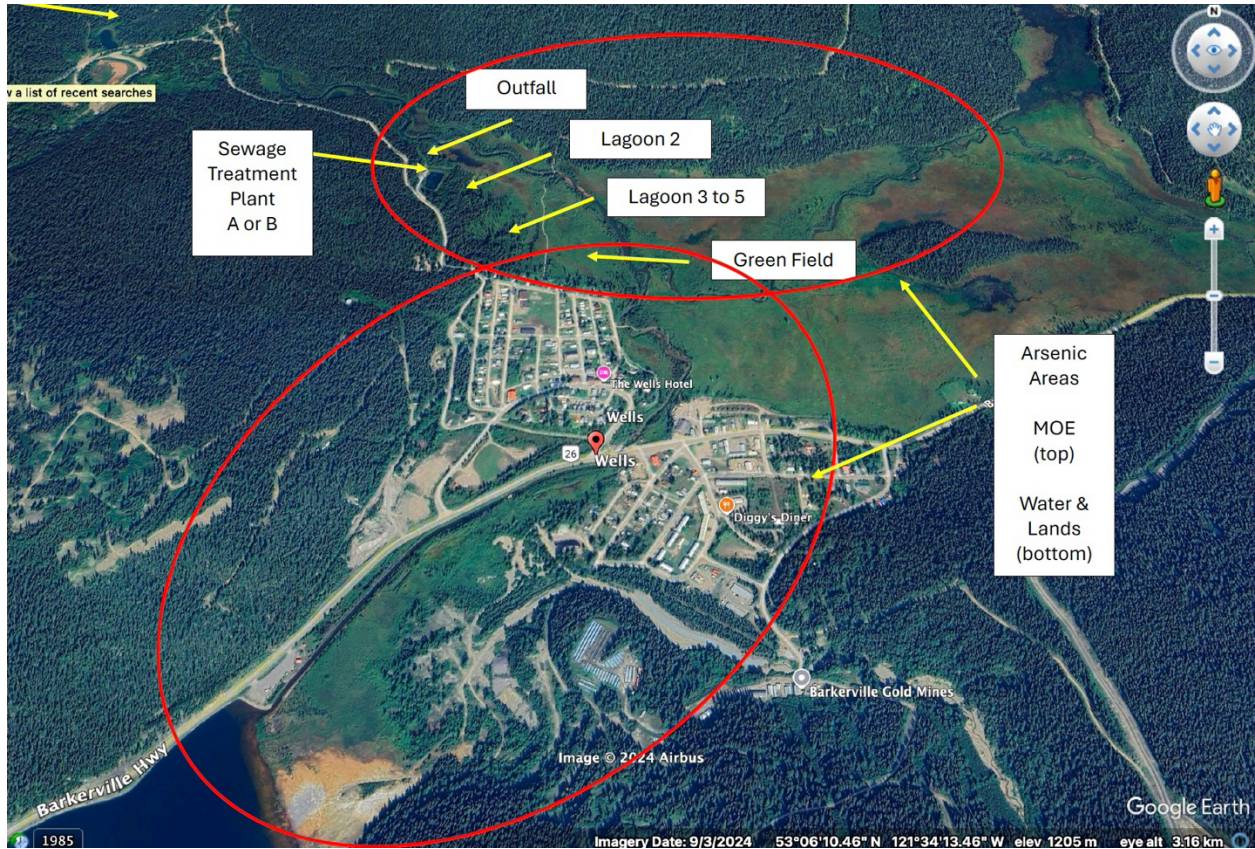
4.0 DELEGATIONS AND PRESENTATIONS

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MARCH 18, 2025—3:15PM TO 4:30PM
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5.0 UNFINISHED BUSINESS

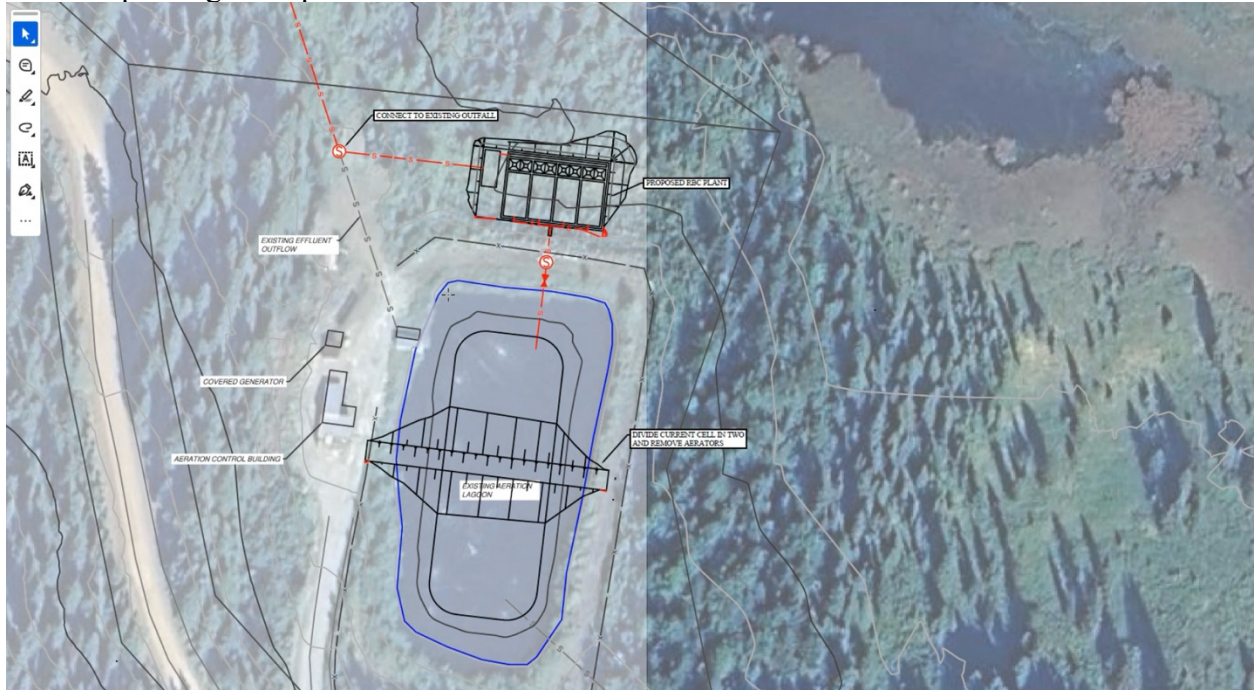
5.1 Strategic Priorities Projects—Incremental Information Only

- P002—Waste Water Project--We will have an Options and Update Report in 2025 March from our Engineers. The Project is estimated at **\$26 million to \$31 million.**

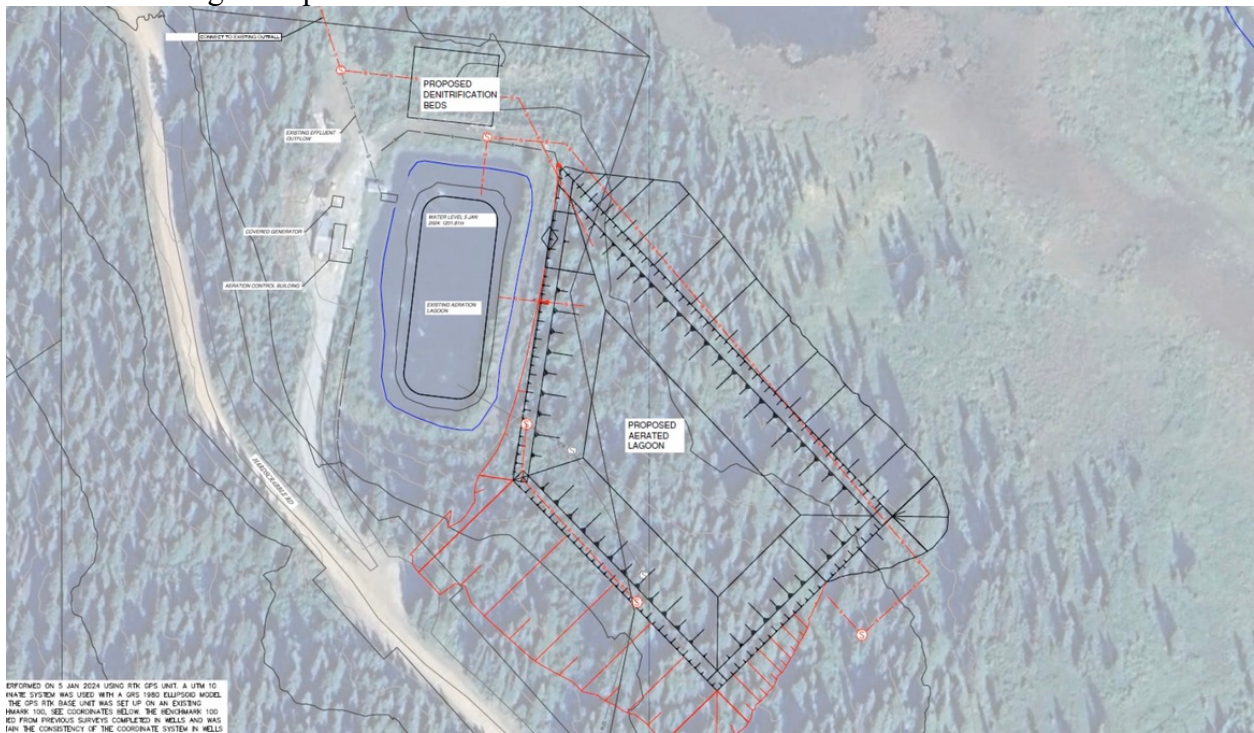


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P002—Split Lagoon Option and Treatment Plant



P002—Dual Lagoon Option and Denitrification Beds



PERFORMED ON 5 JAN 2024 USING 87K GPS UNIT A UTM 10
 NAD83 SYSTEM WAS USED WITH A GPS 1500 EQUIPPED MODEL.
 THE GPS 87K BASE UNIT WAS SET UP ON AN EXISTING
 MARK 100. BE COORDINATES BELOW THE BENCHMARK 100
 ED FROM PREVIOUS SURVEYS COMPLETED IN WELLS AND WAS
 HAV THE CONSISTENCY OF THE COORDINATE SYSTEM IN WELLS

- P011—NDIT Highway 26 Powerline Project—Final Claim Submitted.

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- P014—FireSmart Structure Wildfire Prevention Phase 1. Current project completed with final report submitted 2025 January; completed first review, in second review. P014.1-- FireSmart Structure Wildfire Prevention Phase being prepared for UBCM submission March 2025.
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison for District of Wells Posted, Funding and Investment discussions continue. Project “video” rendering unveiled at Osisko Community Meeting September 5th, soon to be posted for all public. 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 • Taxation and BC Assessment • Emergency Preparedness—Water, Wildfire, Routes, Other • Asset Improvements • Osisko Leadership Framework • Other 	<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 • Environmental Certificate Schedule B—Community Affects Management Plan • Contaminated Sites Prov of BC • Economic Development Plans and Planning • Sound and Noise • Light and Light Polution
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. **Additional appendix work “in-progress”.**
- P022—DOW & Partners Emergency Response Plan—updates are in progress to the Plan, with a “Coles Notes” companion document being prepared as well. **(Goal is end of early March; Community Meeting in April)**
- P027—UBCM ICSP and OCP Alignment Project—Preliminary Report Posted ([2024 Interim Integrated Community Sustainability Plan with OCP](#)). Final Claim being prepared and Final Draft expected early March.

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AGENDA**

- P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. Communities will be informed in late March 2025.
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities reviewed the Sites 2024 05 08 and Contaminated Sites Team in early July. Regulated Data expected in January 2025; SLR continues further testing. 4’ Flexible and tasteful fencing requested for Jack of Clubs Lake front at Visitors’ Centre. Public Update report issued, see below. **A request for tasteful fencing at the end of Jack of Clubs Lake has been discussed with the Manager of Contaminated Sites.**

- P030 2024 07 12--[Contaminated Site Community Report Update](#)

What Is Planned in 2024/25?

SSI and DHHERA investigations are planned. The SSI will include several investigations/ assessments and studies described in the table below. The table below

is a summary of the SSI and DHHERA activities/studies to be completed in 2024/25.

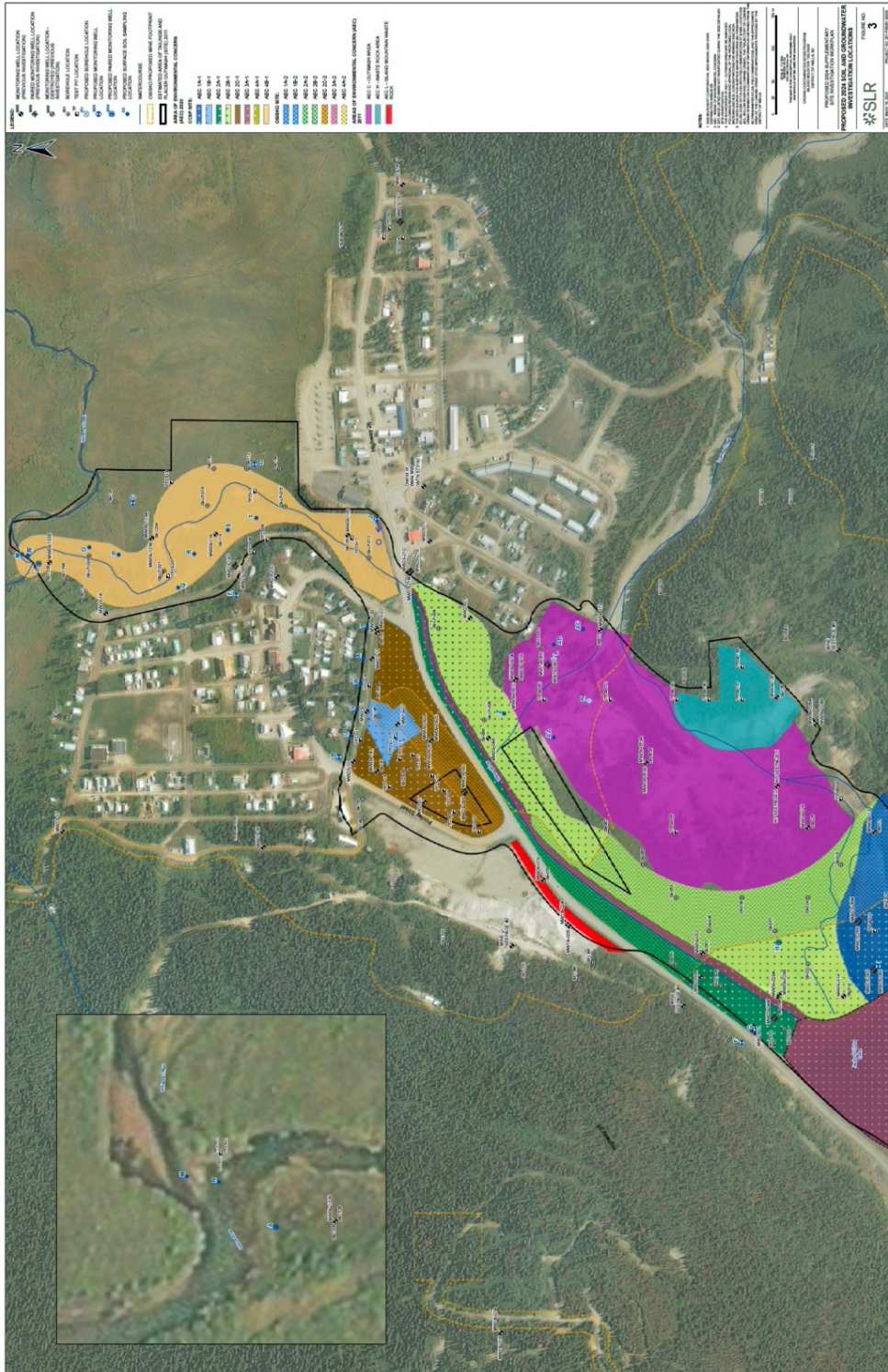
INVESTIGATION OR STUDY TYPE	SAMPLING PLAN AND/OR ACTIVITY TO BE COMPLETED
SSI	Additional soil, sediment, groundwater, surface water, and porewater investigations and monitoring Soil and Sediment Arsenic and Lead Bioaccessibility Assessment Terrestrial Plant and Invertebrates Tissue Sampling Macrophyte Tissue Sampling Benthic Invertebrate Tissue Sampling Plume Stability Assessment
DHHERA	Detailed human health and ecological risk assessment (includes consultation with First Nations, Osisko, and other stakeholders with respect to risk assessment)

What’s Next?

The results from the 2024 SSI will be evaluated and used to complete a DHHERA. Following completion of the DHHERA, risk-based remedial options for the Site will be prepared and evaluated. The District of Wells, Northern Health Authority, Lhtako Dené First Nation, XatSùll First Nation, Williams Lake First Nation, Osisko, residents of Wells, BC ENV, and other stakeholders will be consulted on approaches to manage and remediate the contamination at the Site.

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- **P030-- PROV BC Jack of Clubs Lake & Area Reclamation Project**



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- P035—UBCM Economic Development Plan Complete ([2024 Economic Development Plan](#))
- P037—UBCM Community Works Funds Reporting in progress and future funds confirmed ([Community Works Fund allocation table](#)): 2024, 2025, and 2026 is \$73,338 respectively.
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations. **Revised full map of all routes planned for mid-March.**

Draft Option 1C



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- P050—Lhtako Dene Nation Active Discussions and Partnerships
 - P050.1--Crownlands
 - P050.2—(P082 and P083)--Disaster Risk Reduction—Climate Adaptation for Flooding and Wildfire
 - P050.3--Community Forest Expansion
 - P050.4--Power Line Project
 - P050.5--Barkerville and Cottonwood
 - P050.6--Wildfire Protection Plan for Wells and Barkerville
 - P050.7—DOW and Lhtako Charter (see below for discussion and review)

Draft #3 of Charter between:
Lhtako Dene Nation and District of Wells

Seven Generations Decision Making

← 150 Years **Sustainable Communities** 150 Years →

**Committed to Sustainable:
Financial Resources, Projects, and Cooperation**

Adequate Annual & Long-term Operating Budgets
Adequate Annual & Long-term Capital Budgets
Sustainable Projects

Projects

Project Title	Project #
Support for Barkerville Historic Town & Park and Cottonwood House Historic Site	P046
Crown Lands Transfers within the District of Wells	P036
FireSmart and Wildfire Mitigation	P014 & P103
Flood Protection and Water Management	P082 & P083
Waste Water System Upgrades	P002
Drinking Water System Upgrades and Replacement	P014 & P031
Contaminated Sites Reclamation	P030
Community Forest and Community Forest Expansion	P020
Powerlines Upgrades	P011
Cariboo Gold Project Implementation and Impacts	P017
Other Projects as Identified	

1

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Partners for the Various Projects
(Partners will need to confirm, and will have various readiness levels.)

Lhtako Dene Nation
Barkerville Heritage Trust
Cariboo Regional District
District of Wells and Wells Barkerville Community Forest
Province of BC Contaminated Sites
Province of BC Ministry of Housing and Municipal Affairs
Province of BC Ministry of Indigenous Relations and Reconciliation
Province of BC Ministry of Forest
Osisko Development
West Fraser Timber
Other

Pillars of Cooperation

Indigenous Reconciliation Housing and Development Environment and Climate Community Economy and Financial Sustainability Infrastructure and Transportation

Lhtako Dene Nation Chief Signature District of Wells Mayor Signature

Date: 2025 02 11 Version of Charter: #3

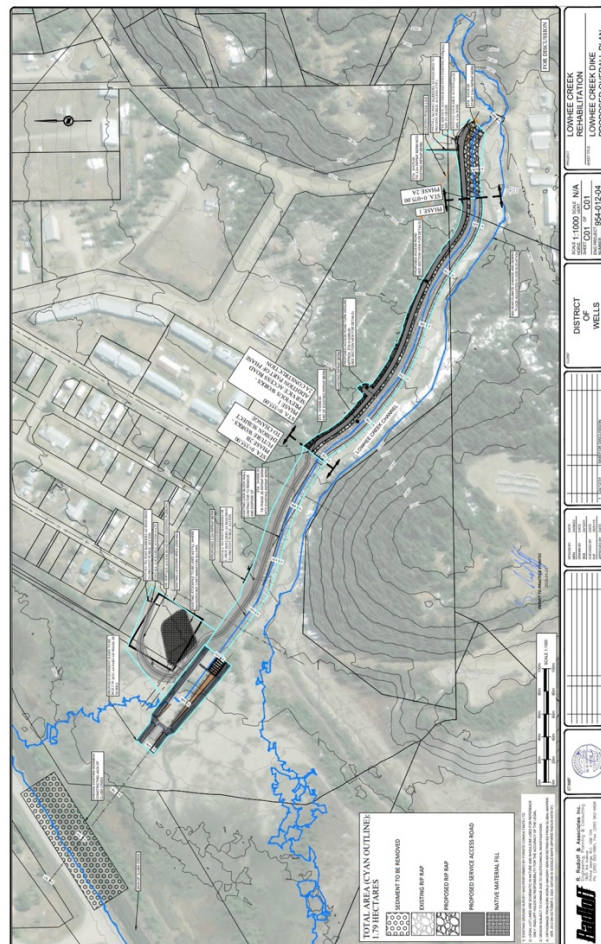
2

- P056—Rural Dividend Boundary Expansion Project ([Boundary Expansion Framework \(extensive Information to be added to the Framework this month\)](#))
- P057—UBCM Housing Strategy Revision Plan Update Completed [Housing Needs Report](#)
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (one more claim remains with alignment with P100 and P082)

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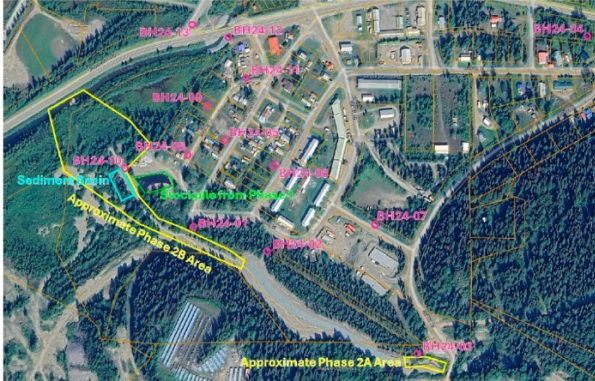
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
 - **P083—\$300,000--Category 1 & 2 Approved:** Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - **P082—\$5 million Category 3 Approved:** Water and Flooding Phase 2—Lowhee River Dike Repair and P100—Sewer Line Crossing and Highway 26 Bridge—Flood Protection, and Jack of Clubs Creek Dredging Plan (Engineering in-progress); and Lowhee Creek Sediment Containment Trap (Engineering in-progress). Residences impacts assessments, and mitigation.

P082—\$5 million Category 3 Approved: Water and Flooding Phase 2—Lowhee Creek



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P083—\$300,000 Category 3 Approved: Water Management Plan

 <p>BGC District of Wells Regional Flood Hazard Assessment</p> <p>DRAFT</p> <p>Prepared by BGC Engineering Inc. for:</p>  <p>February 10, 2025</p> <p>Project 2546-007</p> <p>Document 2546007-001-RT-RevA</p> <p>Pioneering responsible solutions to complex earth science challenges</p>	<p>R. Radloff and Associates Inc., District of Wells Regional Flood Hazard Assessment</p> <p>February 10, 2025 Project 2546-007</p> <p>TABLE OF CONTENTS</p> <p>EXECUTIVE SUMMARY I</p> <p>TABLE OF REVISIONS II</p> <p>CREDITS AND ACKNOWLEDGEMENTS II</p> <p>LIMITATIONS III</p> <p>LIST OF TABLES V</p> <p>LIST OF FIGURES V</p> <p>LIST OF DRAWINGS VI</p> <p>LIST OF APPENDICES VI</p> <p>1.0 INTRODUCTION 1</p> <p>1.1 Background 1</p> <p>1.2 Level of Detail 3</p> <p>1.3 Scope of Work 4</p> <p>2.0 STUDY AREA CHARACTERIZATION 7</p> <p>2.1 Physiography 7</p> <p>2.2 Hydroclimatic Conditions 7</p> <p>2.3 Projected Climate Change Impacts 7</p> <p>2.4 Glacial History and Surficial Geology 7</p> <p>3.0 MINING HISTORY 8</p> <p>3.1 Placer Mining 8</p> <p>3.1.1 Mining Activity in Lowhee Creek 11</p> <p>3.1.2 Williams Creek 14</p> <p>3.2 Underground Mines 16</p> <p>3.3 Cariboo Gold Project 17</p> <p>4.0 SITE HISTORY 23</p> <p>4.1 Area Development 23</p> <p>4.2 Historical Flood Events 23</p> <p>4.3 Hydraulic Structures 23</p> <p>4.4 Previous Mitigation Works 23</p> <p>4.5 Critical Facilities 23</p> <p>5.0 COMMUNITY OPEN HOUSE AND LHTAKO DENE FIRST NATION FEEDBACK</p> <p>6.0 GEOMORPHIC ASSESSMENT 25</p> <p>6.1 Lowhee Creek 25</p> <p>6.2 Williams Creek 30</p> <p>6.3 Geomorphic Mitigation 30</p> <p>7.0 METHODS 31</p> <p>7.1 Topographic Data and Bathymetric Surveys 31</p> <p>7.2 Hydrologic Analysis 31</p> <p>7.3 Hydraulic Modelling 31</p> <p>7.3.1 General Approach 31</p> <p>BGC Engineering DRAFT iv</p>
<p>R. Radloff and Associates Inc., District of Wells Regional Flood Hazard Assessment</p> <p>February 10, 2025 Project 2546-007</p> <p>7.3.2 Model Inputs 31</p> <p>7.4 Flood Hazard Mapping 31</p> <p>8.0 RESULTS 32</p> <p>8.1 Peak Discharge Estimates 32</p> <p>8.2 Hydraulic Modelling 32</p> <p>8.3 Flood Hazard Mapping 32</p> <p>8.4 Flood Hazard Threat Assessment 32</p> <p>8.5 Limitations and Uncertainties 32</p> <p>9.0 RECOMMENDATIONS 33</p> <p>10.0 CLOSURE 34</p> <p>REFERENCES 35</p>	 <p>Figure 6-2 SoiTech borehole locations on the alluvial fan of Lowhee Creek (SoiTech, February 3, 2025).</p>

- P095—NDIT Business Façade Program approved for 2025 (Guide and Application posted at Wells.ca)

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IN-PERSON AND ONLINE (VIA ZOOM)
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- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment area being revised**)
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry of Forests BC Timber Sales
 - Ministry of Mines
 - Ministry of EMCR
 - West Fraser Timber Company
 - Private Land Owners
 - Union of BC Municipalities (UBCM)
 - Osisko Developments
 - Barkerville Historic Town & Park
 - BC Hydro

P103 Draft Wildfire Protection Study Area



Draft Wildfire Protection Study Area (96MB File)

<https://www.dropbox.com/scl/fi/gvbwr1vp9piknsy60py7l/Wells-Ed-Coleman-Fire-Map-Jan-14-2025.pdf?rlkey=eyvoun03dy20pv0o1jdudy2x2&st=atp28w2p&dl=0>

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MARCH 18, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.8 (posted at Wells.ca)
- Finance and Budget: Focus now on 2023 Audit (majority of audit took place January 13th and January 15th); 2024 Audit June 2025, and 2025 Budget; confirming Community Forest Dividend amounts for 2024 and 2025 Budgets. A projects spreadsheet is being developed for the CFO.
- Meeting Dates:

Regular Council Meeting Dates 2025

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 20, 2025	June 3, 2025	June 17, 2024
July 15, 2025	August 19, 2025	September 9, 2025	October 7, 2025
October 21, 2025	November 4, 2025	November 18, 2025	December 9, 2025

- Select Committees’ Short Updates
 - Review various completed plans in first quarter 2025; choose some priorities for 2025 to 2027.

6.2 CAO Reports

6.2.1 General Updates and Other

6.3 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 March 18, 2025.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday March 18, 2025.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MARCH 18, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, March 4, 2025, 3:15 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Dorothea Funk (online), Councillor Josh Trotter-Wanner, Councillor Jennifer Lewis, Councillor Dirk Van Stralen

STAFF: CAO Jery Dombowsky

PUBLIC GALLERY: 2 online (Carrie Johnston, Deborah McKay)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-027 MOVED Councillor Lewis, Seconded by Councillor Van Stralen **THAT** Council at 3:16 pm approves to call to order the Regular Council Meeting of Tuesday, March 4, 2025.

Carried Unanimously

1.2 Approval of the Agenda

25-028 MOVED Councillor Funk, Seconded Councillor Van Stralen **THAT** Council approves the agenda for the Regular Council Meeting of Tuesday, March 4, 2025 as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, February 18, 2024

Corrections identified:

- Page 1-fixed formatting for Carrie Chard's name under public gallery
- P002-corrected "identification" to "denitrification"
- P017-added clarity regarding meeting between ODB representatives, Mayor and CAO
- P050- adjusted formatting of bullet points under for consistency
- 6.2.1-added context "following recent surgery" to CAO's status update

25-029 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council approves the minutes for the Regular Council Meeting of Tuesday, February 18, 2025 as circulated, with friendly amendments.

Carried Unanimously

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS

4.1 Donna Williams—Hydroponics (page 28 of Agenda)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MARCH 18, 2025—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Ms. Williams’ presentation on food security initiatives and community food solutions included:
 - Vertical farming systems for year-round produce
 - Community garden improvements
 - Potential partnership with Fraser Basin Council for project development
 - Scott Brown from Fraser Basin Council offered to help develop food security proposal for Wells
 - Carrie Johnston volunteered to participate in future food security committee

25-030 MOVED Councillor Lewis, Seconded Councillor Funk **THAT** Council approves creating Project 105 (P105)—Food Security.

Carried Unanimously

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

- P002-- Waste Water Project—Waste Water Treatment Facility Options -**no update**
Two main options presented for consideration:
 - Option 1:** Split existing lagoon into two chambers flowing into sewage treatment plant
 - Option 2:** Create second lagoon with denitrification system
- Would not require sewage treatment plant
- Lower operating costs
- Overlaps with private property
- **Budget confirmed at \$26M with Ministry**
- P011 --NDIT Highway 26 Powerline Project. **Final claim being finalized**
- P014--Structure Wildfire Prevention- Project P014.1 **no update**
Second round of Fire Smart funding and protection updates:
CAO Dombowsky reported investigating Fire Smart funding for Structural Fire Protection units (SFPU)-
- P017--Osisko MOU and Community Agreement-
 - Link to Osisko’s video from the **Community Meeting September 5th, 2024** is now on the Wells website

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IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Osisko is focussing on updating their feasibility plan
- Meeting with Osisko’s Vice-President, Dave Roleaux and team in March or early April
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH)- Final report being completed by Mayor, CAO and CFO. Reimbursement approximately \$440,000. **-no update**
- P022—DOW and Partners Emergency Response Plan- creating simplified version aligned with Emergency Management BC checklists; Target completion: mid-February-Updates in progress. Working with Councillor Trotter-Wanner to update the overall Emergency Response Plan. Updates to include flood and wildfire response protocols- **no update**
- 1. P027—UBCM ICSP and OCP Alignment Project--The Integrated Sustainability Plan draft is posted on the website and is near substantial completion-**no update**
- P029--REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. Communities will be informed in late March 2025-**no update**
- P030--Contaminated Sites-Mayor has requested concert type fencing to put up at the end of the Jack O’ Clubs Lake before next tourist season to prevent people from going into that area. Manager of Contaminated Sites reviewing request for lakefront fencing which will include signage and prevent lake access.-**no update**
- P035--UBCM Economic Development Plan- (funded by UBCM) complete and final report accepted. District will receive reimbursement for \$55,000-**no update**
- P037--UBCM Community Works Funds (formerly Gas Tax) funded by UBCM—in progress and confirmed that for 2024, 2025 and 2026 we will be receiving \$73,338 respectively. 10-year contract.-**some reporting still necessary by Mayor and CAO**
- P040—2024 UBCM--Public Notification & Evacuation Routes Planning-**no update**
 - Approved for \$30,000
 - Consultation Started
 - Purden Connector Routes being examined with Industry and Indigenous Nations
- P046--Barkerville and Cottonwood RFP –
 - Barkerville Heritage Trust was awarded the contract; **District of Wells** came second
 - **debrief with the Province Heritage Branch**- outcome from meeting: initial consensus to possibly come to an agreement with the Lhtako Dene Nation, District of Wells, Barkerville Heritage Trust regarding a list of the top 10 priorities for the upcoming years
- P050--Lhtako Dene Nation Active Discussions and Partnerships-**potential office in Wells for Lhatako**, who will come and have a look when possible
- P050.1 Crownlands
- P050.2 Disaster Risk Reduction —Climate Adaption for Flooding and Wildfire
- P050.3 Community Forest
- P050.4 Power Line Project
- P050.5 Barkerville and Cottonwood

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- P050.6 Wildlife Protection Plan for Wells and Barkerville
- P050.7 DOW and Lhtako Charter

Proposed Charter Agreement with Lhtako Dene Nation

Charter focuses on **150-year** planning horizon (seven generations)

Key project areas identified:

Barkerville Historic Town & Park and Cottonwood House Historic Site

- Crown Lands Transfers within the District of Wells
- FireSmart and Wildfire Mitigation
- Waste Water System Upgrades
- Drinking Water System Upgrades
- Contaminated Sites Reclamation
- Community Forest Expansion
- Powerlines Upgrades
- Cariboo Gold Project Implementation and Impacts
- Other Projects as Identified
- Edits to draft charter; much discussion & input; charter has been updated, sent back out, and will be posted in the public domain
- Further consultation planned with partner organizations -**Meeting scheduled for February 19th with Lhtako Dene had to be cancelled**
- P056--Rural Dividend Boundary Expansion Project-work is nearing completion in all 4 phases-on track-**no update**
- P057—UBCM Housing Strategy Revision Plan Update—
The Interim Housing Needs Report -Report accepted and confirmed. \$7500 balance arriving shortly--**no update**
- P076--PROV BC—Disaster Risk Reduction
Phase 1—Lowhee Emergency Dike Repair- 100% complete- requires uplift modifications to meet 1-in-500-year flood standard. One claim left. Everything on target-**no update**
Phase 2 divided into six phases (2A through 2F):
- Phase 2A - construction starting with **2-month** timeline. **Project includes:**
 - **New access road along dike for community use requested**
 - possibly some **snow removal going to the ballpark**
 - approximately **20** subset permits consolidated into three major permits
 - requires modifications to meet 1-in-500-year flood standard
- Phase 2B: Continuation of Phase 1 work-
- Phase 2C: Sediment trap planned for downstream area

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- Phase 2D: Dredging scheduled for early July 2025 as optimal window
- Phase 2E: Fish habitat enhancement project proposed with Lhtako Dene Nation
- Phase 2F: \$231,000 reimbursement approved for emergency works
- P079—2024 UBCM Disaster Risk Reduction –Climate Adaptation Approved **-no update**
- P083- \$300,000—Category 1 & 2 approved –Water Management Plan
- P084—Category 2: Water Management Plan -
- P082--\$5 million Category 3 Approved: Water and Flooding Phase 2—Lowhee River Dike Repair and P100—Sewer Line crossing and Highway 26 Bridge-Flood Protection; Jack of Clubs Dredging Plan (Engineering in progress);Lowhee Creek Sediment Containment Trap (Engineering in progress); Residences impacts assessments and mitigation
 - project advancing with **Williams Creek Corridor as next study component**
- P095-- NDIT Business Façade Program—**posted on the website**
- P102-- Local Government Climate Action Program—Part 2—**no updates**
- P103-- Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project- new boundary for the Wildfire Protection study area **-more conversations with Lhtako Dene, Councillor Lewis-rep for Community Forest, Mayor, CAO, Council as we move forward on wildfire mitigation.**

Mayor Coleman noted that the District has been very cognizant with any of our projects to make sure **Made in Canada** is at the forefront, of their purchasing.

25-031 MOVED Councillor Van Stralen, Seconded Councillor Funk **THAT** Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

6.0 REPORTS

6.1 Mayor’s Report (and verbal updates)

- Meeting Dates: Mayor to prepare **2026** meeting dates for next Council meeting

Regular Council Meeting Dates 2025

Please Note all Council Meetings are held on Tuesdays

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 20, 2025	June 3, 2025	June 17, 2025

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July 15, 2025	August 19, 2025	September 9, 2025	October 7, 2025
October 21, 2025	November 4, 2025	November 18, 2025	December 9, 2025

- Select Committees’ Short Updates-
Committee meeting scheduled for after spring break in **April 2025**

6.2 CAO Reports
General Updates (and Other)

- unusual freeze-thaw cycle for past two weeks causing road rutting
- Public Works addressing issues through graveling of hills. If residents are experiencing real difficulty in certain areas let the CAO know and the District will do what they can to address it
- skating rink closed indefinitely until temperatures remain below **-5°C** for extended period
- forecast indicates possible **8cm** of snow for weekend
- Public Works redirecting time to maintenance overdue tasks, such as removing Christmas lights and signs, as opposed to shoveling snow and providing de-icer

Councillor Lewis noted that, on Sanders Avenue and the Pooley Street hill, that the ruts are going to pull cars out of alignment and requested that the grader do a pass to break it down.

25-032 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council-

Councillor Trotter-Wanner-

- Thursday, March 6th Wells-Barkerville School art show is opening at IMA
- Sunday, March 9th Wells Hotel offering free portraits for International Women’s Day 10am-2pm

Councillor Van Stralen-

- The Oscar nominated film, “Sugarcane” could not be shown on March 1st due to the distributors, who initially said yes, revoking the Sunset’s right to show it before the Oscars. The Sunset now has the license to show the film and will do so at some point

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Councillor Funk-

- The Cariboo Chilcotin Tourism Association (CCTA) held a forum in Wells in February, 2025 to talk about their Regional Trails Framework. Councillor Funk attended along with representatives from Barkerville, Island Mountain Arts and others.

Councillor Lewis-

- Attended (virtually) the Cariboo Chilcotin Tourism Association (CCTA) forum in Wells February 21st to talk about their Regional Trails Framework and noted that the CCTA has collected all the information that they're going to collect. Now they go to their board to see if they have a worthy project to get permission to go ahead with that information.

Mayor Coleman noted that there's new information around Trails in the Integrated Sustainability Plan in the recommendation section.

1.0 ADJOURNMENT

1.1 Adjournment of the Regular Council meeting of Tuesday, March 4, 2025

25-033 MOVED Councillor Lewis, Seconded Councillor Van Stralen **THAT** Council at 4:12 pm adjourns the Regular Council meeting of Tuesday, March 4, 2025.

Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

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**District of Wells—Strategic Priorities Projects Tracking Grid
Version 7.0—2024 11 19**

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	P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		2		24-02		x	x	x			
1.3	P050.2	Lhtako Dene Nation Partnerships—Water Management		1		24-02		x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Community Forest		1		23-06		x	x	x			
2	P017	Osisko MOU and Community Agreement	Mayor and Councillor Funk			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1—In-trust: \$256,000	1	CA in steps	22-04		x	x	x	x		
2.2	P017.2	Land Use		1		23-06		x	x	x			
2.3	P017.3	Taxation		1		24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract		1		24-08		x	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
3		DOW & Partners-- Emergency and Prevention Planning & Implementation				24-02		x	x	x			
3.1	P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P076	PROV BC-- Disaster Risk Reduction-- Phase 1-- Lowhee Emergency Dike Repair	\$2,100,000 In-trust-- EMCRBC Transfer 1 \$1,555,277.89 Transfer 2 Transfer 3	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2.1	P083	Category 1 & Category 2-- Consulation and Small Projects Planning	\$150,000 In-trust UBCM Transfer 1 \$150,000	1		24-01		x	x				
3.2.3	P082	Category 3-- Lowhee Phase 2	\$5,000,000 In-trust UBCM Transfer 1 \$2,500,000	1		24-01		x	x				
3.3	P042	2024 UBCM-- Emergency Operations Centres Equipment & Training	\$40,000	1		23-01	25-03	x	x	x			
3.4	P065	2024 UBCM-- FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P022	DOW & Partners-- Emergency Response Plan	At Version 7.3	1		22-06	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
3.6	P014	UBCM-- Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust Transfer 1 \$61,000	1	x	21- 04	24- 03	x	x	x	x	x	
3.7	P058	MULTI- PARTNER-- Highway 26 Wildfire Fuel Mitigation Project		2		22- 11		x	x				
3.8	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Intrust Part 1-\$15,000 Part 2-\$15,000 Accounts Receivable	1	x	22- 11	24- 03	x	x	x	x	x	
3.9	P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	GCF \$300,000+ Interim Unit Heritage Branch \$60,000 1,300,000+ Future New Units	1/2	x	22- 12	25- 03	x	x	x	x		
3.10	P040	2024 UBCM-- Public Notification & Evacuation Routes Planning	\$30,000 In-trust	1		23- 01	TBD	x	x	x			
3.12	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 Phase 2 In-progress	1	x	22- 08	26- 03	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
3.13	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000 In-trust Transfer In- Progress		x	24- 06	24- 11	x	x	x			
3.14	P101.1	PROV BC EMCR 2024 Wildfires		1		24- 05		x	x	x	x		
3.15	P101.2	PROV BC EMCR 2025 Wildfires		2									
3.16	P103	Wildfire Fuel Treatment		1		22- 02		x	x				
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 Esimated Engineering & Construction	\$290,000 + In-kind Complete \$5,000,000 \$2,500,000+ investments in progress	1	x x x/TBD	20- 04	26- 03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF- MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (UBCM Community Works Funds) See also P31	1	x	19- 04	24- 03	x	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			

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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		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	24-12	x	x	x	x		
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-12	x	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		24-02							
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust	1		18-05	24-12	x	x	x	x		
5.5	P057	UBCM-- Housing Strategy Revision	\$15,000 In-trust	1		21-01	24-12	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24-01		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
5.7	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	P029	PROV BC--REDIP WBCRC Project	1,100,000 See also P004 Submission 1 -\$1,100,000 not approved Submission 2 -\$750,000 not approved Submission 3--submitted, decision 2025 March	1		22-11	27-03	x	x				
5.9	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	Councillor Lewis (see also P017) 2023 & 2024 Transfers \$324,481 \$50,799	1		18-04	OG	x	x	x	x		
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCRC Roof Fitness Centre Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners-- Barkerville Topics		1		23-01	OG	x	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	

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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
5.15	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	2024-\$20,000 2025--\$20,000	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 2024--TBD	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 at Barkerville	2		05-01	23-09	x	x	x	x		
5.23	P102	PROV BC--LGCAP	\$41,000 per year 2022 to 2026 Transfer 1 \$41,000 Transfer 2 \$41,000 Transfer 3 \$120,373	2		22-03	26-07	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 In-kind from West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8/10
A.2	P061	BC HYRDO--LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7/10
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	9/10
A.4	P079	2024 UBCM--Disaster Risk Reduction--Climate Adaptation Application (See P082 & P083)	Submitted \$5,600,000 Approved \$5,300,000	C	x	24-01	24-09	x	x	x	x	x	10/10
A.5	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	C	x	22-04	23-11	x	x	x	x	x	8/10
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		23-01		x	x	x			
B.3	P044.2	Pooley 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	Mooney Lane House Fire		1		22-06		x	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.6	P044.P038	DOW—Fitness Centre Upgrades and Location Decision	2023—25,000	1		22-11	23-04	x	x	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	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23-01		x	x	x			
B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x	x	x			
B13	P044.4	Novaks Land Use				22-08		x	x				

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Appendix L—District of Wells Risk Management Chart (Version 9.0)

Risk Assessment Levels						
Low		Moderate		High	Extreme	
Ref	Item			Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment			5,000,000	21,500,000	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			5,000,000	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 Options
10	Highway 26			10,000,000	10,000,000	Short and Long-term Plan
11	Flooding			8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	DOW 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			1,200,000	Unknown	Research, Planning, and Remediation
15	Totals			\$37,065,000	\$97,685,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items	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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P075—2022 to 2025 Supplements

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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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		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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Ref	Items 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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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items	Cost	Solution
		Community Hall		
	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		
	C Hall	Outdoor Exit Reparis		

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Appendix G--Facilities Upgrades List

Ref	Items Community Cultural and 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	Items Community and Cultural Recreation Centre	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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P075—2022 to 2025 Supplements

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		2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	C
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	C/IP
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 to 2025	Ongoing
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation & Refence	3,500	1		2023 & 2024	C
25	Move Ball Field Shop	TBA	1		2023	

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P075—2022 to 2025 Supplements

1. FLI Shop—potential 3 or 4 bay shop, 2024 Finalize Plan and Location; 2025 Secure Funding
2. Large Buildings Exterior Painting. 2025 Community Hall; 2026 Firehall and District Office
3. District Office fir floor, re-coat salted areas.
4. Clean ducting in District Office Building and Community Hall Building.
5. District Office heat vent replacements.
6. Blue Print maps rack as needed.
7. HVac District Office Building, mainfloor upgrade, PTAC units for upstairs areas.
8. Bathroom Fans replacement in all buildings.
9. Washroom Toilets and Sinks repairs or replacement.
10. Office Building flooring transition strips.
11. Community Hall front right storm window replacement.
12. Community Hall interior painting.
13. Outdoor Shelter exit doors staining.
14. Outdoor Shelter sub-contractor caulking warranty.
15. Outdoor Rink “Sun Curtains”.
16. Wbccrc School Protection Plan—Tether Ball and Gym Climbing apparatus
17. Wbccrc Kitchen Sink, Handwash Sink, Stoves, Fridge, and Freezer Replacement
18. Wbccrc some windows and some doors adjustment, post painting
19. Wbccrc overall power assessment—new panels, and potential of additional power
20. Wbccrc window stops
21. Other

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P075—2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		C
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		IP
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	C
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	IP
12	WBCCRC	Old Fire Line for Old Boilers Assessment		IP
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		IP
14	WBCCRC	Various Small Items Assessment and Completion		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		

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P075—2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		
26	Overall	Bear Proof Garbage Containers		

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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—install security access		
	P035.6	Install second access door in hallway wall near stairwell—install security access		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		