

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY OCTOBER 08, 2024—3:00PM 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, 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.*

**Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting  
Time: Oct 8, 2024 03:00 PM to 4:30PM Vancouver**

Join Zoom Meeting

<https://us02web.zoom.us/j/84217983270?pwd=U21QN56updj5LHmR2MPocTohQIVTKA.1>

Meeting ID: 842 1798 3270

Passcode: 701623

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday October 08, 2024, 3:00pm 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 October 08, 2024, as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes for the Regular Council meeting of Tuesday September 24, 2024, as circulated.

**3.0 CORRESPONDENCE--NIL**

**4.0 DELEGATIONS AND PRESENTATIONS**

**4.1 Quilt Draw—Kathy Landry**

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**5.0 UNFINISHED BUSINESS**

**5.1 Strategic Priorities Projects—Incremental Information Only**

- P002—Sewer line Outfall Measuring Technical and Maintenance Hole Ordered. Sewer line Outfall Link Engineered and Bids being confirmed by Engineers, and land needs for upgraded systems (in-progress). Maintenance holes repairs continue (in-progress), New Lift Station preliminary plans (Option 5 draft plans prepared and being reviewed), geotechnical drilling to take place in October 2024, and engineered plans for underground crossing being prepared. Entire Waste Water Project estimated at \$26 million, with \$5 million of work in-process (including all Engineering Feasibility).

● P003 Official Community Plan
○ <b>Recommendation/s:</b> THAT Council approves Third and Final Reading for the Official Community Plan as circulated and forward it to Province of BC Municipal Affairs for their approval as well. Occurred September 10 <sup>th</sup> , 2024—minor edits taking place before forwarding.

- P014—Structure Wildfire Prevention. Current project completed with final report due soon. Second project being prepared for UBCM submission in 2024 or 2025 depending on UBCM policies.
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Project Liaison for District of Wells (posting drafted, and contract with Osisko being ready for signing), Funding and Investment discussions. Project “video” rendering unvaild at Osisko Community Meeting September 5<sup>th</sup>, soon to be posted for all public. Topics to date have included:

<ul style="list-style-type: none"> <li>● Lowhee Creek</li> <li>● Concentrator and Camp Buildings</li> <li>● Social Worker Position</li> <li>● DOW CG Liason Position</li> <li>● Health Services</li> <li>● Tourism EA Requirements</li> <li>● Highway 26</li> <li>● EA New Water Source Commitment</li> <li>● Structural and Wildfire Fire Equipment and Services</li> <li>● WBCRC Contributions</li> <li>● Taxation and BC Assessment</li> </ul>	<ul style="list-style-type: none"> <li>● Housing</li> <li>● BC Hydro Power Capacity</li> <li>● K to 12 Education and Daycare Services</li> <li>● DOW and ODV Facilities Investments</li> <li>● Land Use</li> <li>● Local Government Industrial Taxation Discussions</li> <li>● Permitting</li> <li>● Environmental Certificate Schedule B—Community Affects Management Plan</li> <li>● Contaminated Sites Prov of BC</li> </ul>
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<ul style="list-style-type: none"> <li>• Emergency Preparedness—Water, Wildfire, Routes, Other</li> <li>• Asset Improvements</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Economic Development Plans and Planning</li> </ul>
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Generator (nearly complete) and Fencing—(complete). Final claim being prepared for submission. Discussions regarding “lead” pipes in some homes, businesses, and public buildings continue.
- 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 October 2024; SLR continues further testing. Public Update report issued, see below:

- 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
<b>SSI</b>	<ul style="list-style-type: none"> <li>Additional soil, sediment, groundwater, surface water, and porewater investigations and monitoring</li> <li>Soil and Sediment Arsenic and Lead Bioaccessibility Assessment</li> <li>Terrestrial Plant and Invertebrates Tissue Sampling</li> <li>Macrophyte Tissue Sampling</li> <li>Benthic Invertebrate Tissue Sampling</li> <li>Plume Stability Assessment</li> </ul>
<b>DHHERA</b>	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, Xat'sülil 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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- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000
- P050—Lhtako Dene Nation Active Discussions and Partnerships
  - Crownlands
  - Disaster Risk Reduction—Climate Adaptation
  - Community Forest
  - Power Line Project
  - Barkerville and Cottonwood Renewals
- **P075 2024 to 2026--2024 09 17 Additional Supplements reviewed, re-Reviewed and Updates:**
  1. Move Propane Tanks at School and Re-fence (estimates occurring)
  2. FLI Shop—potential 3 or 4 bay shop, 2024 Finalize Plan and Location; 2025 Secure Funding
  3. Large Buildings Exterior Painting. 2025 Community Hall; 2026 Firehall and District Office
  4. Fire Truck Building single corner of foundation repair—2025
  5. Firehall Vermiculite—Electrical now moved, Algonquin to complete job.
  6. District Office fir floor, re-coat salted areas.
  7. Clean ducting in District Office Building and Community Hall Building.
  8. District Office heat vent replacements.
  9. Blue Print maps rack as needed.
  10. HVac District Office Building, mainfloor upgrade, PTAC units for upstairs areas.
  11. Bathroom Fans replacement in all buildings.
  12. Washroom Toilets and Sinks repairs or replacement.
  13. Office Building flooring transition strips.
  14. Community Hall front right storm window replacement.
  15. Community Hall interior painting.
  16. Outdoor Shelter exit doors staining.
  17. Outdoor Shelter sub-contractor caulking warranty.
  18. Outdoor Rink “Sun Curtains”.
  19. WBCCRC Old Bleachers?
  20. WBCCRC New Air Conditioner Cover Structure
  21. WBCCRC School Protection Plan—Tether Ball and Gym Climbing apparatus
  22. WBCCRC Kitchen Sink, Handwash Sink, and Stoves Replacement
  23. WBCCRC some windows and some doors adjustment, post paining
  24. WBCCRC overall power assessment—new panels, and potential of additional power
  25. WBCCRC window stops
  26. Community Staircase External Exits
  27. Other

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- **P075—2023 to 2025 Supplements—see *P075 2024 detailed approved list in this Agenda Package.***
- **P075.5—2024 to 2025 Additional Supplements Update (some items may be repeated in other charts; call charts will be consolidated for the 2024 late October Council meeting)**

<b>P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0</b>				
<b>Ref</b>	<b>Building</b>	<b>Item</b>	<b>Cost</b>	<b>\$ Source and Status</b>
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)		
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> <li>• Interior and Exterior Painting (storage boxes required)</li> <li>• Electrical Upgrades</li> <li>• Room 302 Business Room Completion</li> <li>• Grade Beam for Outdoor Shelter</li> <li>• Youth Play Value Equipment</li> <li>• Other</li> </ul>		
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	
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	
12	WBCCRC	Old Fire Line for Old Boilers Assessment		
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		
14	WBCCRC	Various Small Items Assessment and Completion		
15	WBCCRC	Propane Tanks Relocation		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment, Painting, and Repairs		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		

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P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
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		
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
23	Community Hall	Chimney Repair/Partial Removal	3,500	
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		

- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Debrief meeting with EMCR Staff on September 05. Claims and final reporting in-progress (one larger (ready for final submission, four smaller in progress)
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
  - **P083—\$300,000--Category 1 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.

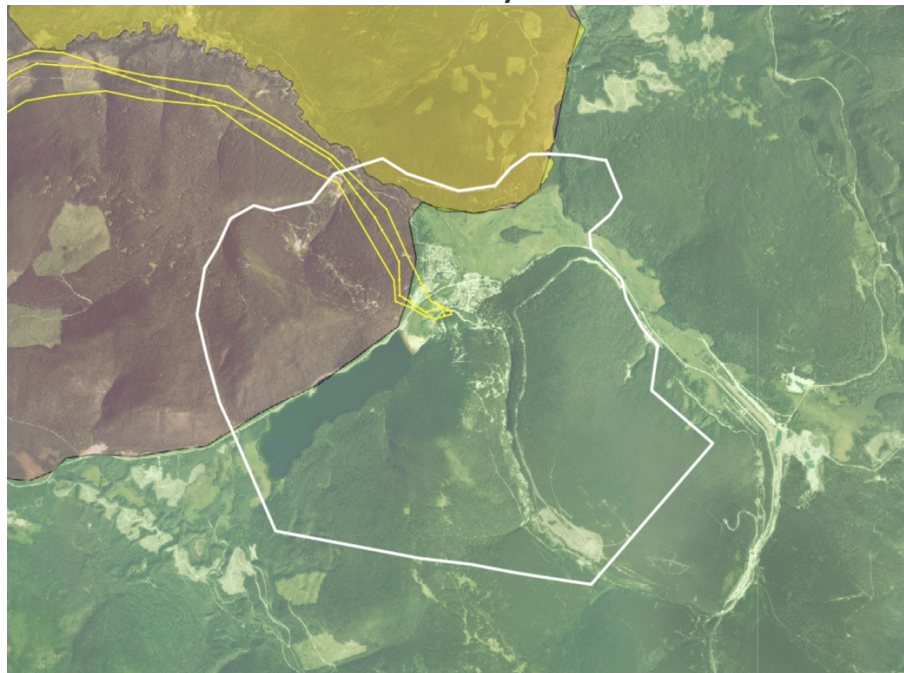
<https://news.gov.bc.ca/releases/2024EMCR0043-001551>

- P100—District of Wells Flooding Project Three components to the Project: Waste Water Sewer Line Crossing Protection (complete). Debrief meeting with EMCR Staff on September 05. Claims complete and being submitted to EMBC
- **P101--2024 Wildfires--Mayor Ed Coleman Wildfires Update**
  - **Antler Creek Fire will show smoke throughout the fall from most view angles.**

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- P102—Local Government Climate Action Program—Part 2—120,000+
  
- P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project
  - Lhtako Dene Nation
  - Wells-Barkerville Community Forest
  - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
  - BC Timber Sales
  - West Fraser Timber Company
  - Private Land Owners
  - Union of BC Municipalities (UBCM)
  - Osisko Developments

**P103 Draft Study Area**



**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) and Version 4.8 scheduled for October 22nd
- Staffing Update—DOW Cariboo Gold Liaison (posted);
- Finance and Budget: Focus now on 2022 and 2023 Audits and 2024 Taxes.

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

- Meeting Dates:
  - 2024 October 08—Regular Council Meeting
  - 2024 October 15—Select Committee Buildings and Lands
  - 2024 October 22—Regular Council Meeting
- Select Committees' Short Updates
- From the August 13, 2024 Community Buildings and Lands Select Committee Meeting re. REDIP:
  - **(CBL) 24-16 MOVED** *Elyssia Sasaki, Seconded Councillor Trotter-Wanner recommending that the District of Wells proceed with an application to the Rural Economic Development and Infrastructure Program (REDIP) for the fall, 2024 intake, for basic 'nuts and bolts' upgrades for both the WBCCR (school) and Hall, including an elevator, and restored fir flooring, at the school, electrical and Internet upgrades in both buildings, flexible furniture, plumbing at the school and other upgrades as suggested by the Committee during the grant-editing process. Carried.*

**6.2 CAO Reports**

6.2.1 General Updates and Other

**6.2.2 Rates and Fees Bylaw—Final Reading**

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

**7.0 INFORMATION AND ANNOUNCEMENTS**

7.1 Council (including UBCM Reports)

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 September 24, 2024.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday September 24, 2024.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, SEPTEMBER 24, 2024, 7:00pm  
LIVE AND ONLINE (VIA ZOOM)  
MINUTES**

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

**STAFF:** CAO Jerry Dombowsky, CFO/EDO Sarah Brown

**PUBLIC GALLERY:** 1 in-person

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

1.1 Call to Order

**24-148** MOVED Councillor Funk, Seconded by Councillor Van Stralen THAT Council at 7:01pm approves to call the meeting to order for the Regular Council Meeting of Tuesday, September 24, 2024.

Carried Unanimously

1.2 Approval of the Agenda

**24-149** MOVED Councillor Funk, Seconded by Councillor Trotter THAT Council approves the agenda for the Regular Council Meeting of Tuesday, September 24, 2024, as amended, as follows.

- 6.1 Update on Select Committees

Carried Unanimously

**2.0 MINUTES**

2.1 Approval of the minutes for the Regular Council Meeting of Tuesday, September 10, 2024

**24-150** MOVED Councillor Funk, Seconded by Councillor Trotter-Wanner THAT Council approves the minutes for the Regular Council Meeting of Tuesday, September 10, 2024, as circulated with friendly amendments noted by Councillor Funk to be submitted to the District of Wells office.

Carried Unanimously

**3.0 CORRESPONDENCE**

3.1 Island Mountain Arts Request

**24-151** MOVED Councillor Funk, Seconded by Councillor Van Stralen THAT the CAO be directed to draft a letter of support for the application by Island Mountain Arts (IMA) to Creative BC as outlined in their letter of request.

Carried Unanimously

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AGENDA**

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**5.0 UNFINISHED BUSINESS**

5.1 Strategic Priorities Project—Incremental Information Only

P002--Sewer line Outfall - we have approved a maintenance hole with measuring equipment that the Department of Fisheries wants and also working with landowner impacted by the outfall line.

P003--Official Community Plan has been a long haul and a lot of work by the Vision and Planning Committee, but we are in a position to move to 3<sup>rd</sup> and final reading.

- Councillor Van Stralen noted that there were still a number of small typos but that this is a living document and so is adequately complete.

**24-152** MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council approves Third and Final Reading for the Official Community Plan (OCP) as circulated and forward it to Province of BC Municipal Affairs for their approval as well.

Councillor Funk noted:

- Congratulations to everyone involved to get the OCP to this point
- Two amendments Councillor Funk would like to see:
  - Developers to consider the 1930's mining heritage theme regarding character and development of the buildings.
  - Expansion of the development permit area.

Councillor Funk will submit the expanded amendment ideas to the District Office.

Carried Unanimously

P014--Structure Wildfire Prevention. Current project completed with final report due soon. Second project being prepared for UBCM submission due 2024 September 30:  
2024 FireSmart Community Funding and Supports

P017—Osisko MOU and Community Agreement. MOU established; Agreement Table established; Project Liaison for District of Wells-posting drafted and contract with Osisko ready for signing; Sept 5<sup>th</sup> Community meeting was well attended and the video soon to be posted for public. Likely not meeting with Osisko again till the 2<sup>nd</sup> meeting of October.

P018—PROV BC, DOW & Partners Water System Treatment Upgrade. In final stages of project. Fencing is done, just need Genset hooked up. Final claim being prepared for submission (Mayor and CAO). About \$440,000 to \$480,000 from the province to be received. Discussions regarding remediation possibilities for lead pipes in some homes, businesses and public buildings continue.

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P030—PROV BC, Jack of Clubs Lake & Area Reclamation Project— An update to the Contaminated Community site report is expected soon and will be in agenda and posted on website.

P050— Barkerville operations are going out to bid in October. A lot of interest including bid potential from the current Heritage Trust. Lhtako Dene Nation and other first nations as well as several other parties have been inquiring.

P075— Mayor did a recent walkabout of facilities with the Facilities Manager and the attached P075 is just an example of things that come up and may ultimately get into the supplements list for a future budget.

P076—PROV BC—Disaster Risk Reduction Phase 1

- Lowhee Emergency Dike Repair-100% complete.
- Debrief meeting with Ministry of Emergency Management and Climate Readiness (EMCR) on September 5, 2024.
- Claims and final reporting in progress.

P079—2024 UBCM Disaster Risk Reduction –Climate Adaptation Approved

- P083 \$300,000—Category 1 Approved –Water Management and P084—Category 2: Water Management Plan and Indigenous Partnerships to be combined.
- P082--\$5 million Category Approved: Water and Flooding Phase 2—Lowhee River Dike Repair and P0100- Sewer Line Crossing and Highway 26 Bridge—Flood Protection, Jack of Clubs Creek Dredging Plan (Engineering in progress) and Lowhee Creek Sediment Containment Trap (Engineering in progress). Residences impacts assessments and mitigation. Should have permits soon for first phase.

P101—2024 Wildfires—Mayor Ed Coleman Wildfires Update

- Antler Creek Fire will show smoke throughout the fall from most view angles.
- Call \*555 if you are uncomfortable with the amount of smoke.

P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project. This has all been prescribed in our wildfire protection plan and includes:

- Lhtako Dene Nation
- Wells-Barkerville Community Forest
- BC Timber Sales
- Private Land Owners
- Union of BC Municipalities (UBCM)

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**24-153** MOVED Councillor Van Stralen, Seconded by Councillor Trotter-Wanner THAT Council receives the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

## **6.0 REPORTS**

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

- Staffing Update—DOW Cariboo Gold Liaison position will be posted on CivicInfo BC tomorrow, September 25, 2024
- Finance and Budget—Focus now on 2022 and 2023 Audits and 2024 Taxes
- Meeting Dates:
  - 2024 September 10—Council In-Camera
  - 2024 October 8, 2024—Regular Council Meeting
  - 2024 October 22, 2024—Regular Council Meeting
- Select Committees' Short Update
  - Community Facilities and Land Select Committee—Next Committee meeting has been set for Wednesday, October 16, 2024 at 3:00pm. The Committee will be discussing:
    - Request For Proposals for a master planning document for Community Facilities and Parks and Recreation.
    - Committee terms of reference.
    - Applying for another REDIP infrastructure grant.
  - Councillor Funk, the District of Wells (DOW) Representative for the Regional Advisory Committee for the Cariboo Chilcotin Lillooet Region attended the quarterly meeting of the Northern Development Initiative Trust (NDIT) today, September 24, 2024. Bob Simpson, in his role as consultant, briefed the attendees on the Indigenous Engagement Plan. Under the United Nations Declaration on the Rights of Indigenous Peoples Act, which has been adopted by the Province, NDIT is working on updating legislation and different entities with Indigenous representation. It looks like the NDIT Building Façade program will be renewed for next year. The District EDO Sarah Brown reported that we were fully subscribed and looking forward to another year.

### **6.2 CAO Reports**

- 6.2.1 General Updates and Other--Two major projects have been launched:

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- New financial accounting system into formation stages and should be well underway in the next couple weeks.
- Electronic file system following Local Government Management Association (LGMA) guidelines.

6.2.2 Community Forest Land Project—Zoning and Right of Ways-in progress

**6.2.3 Bylaw No. 198-2024 Comprehensive Fees and Charges**—The CAO presented the proposed changes to the Bylaw, based on comparable community facilities. The CAO noted that Not-For-Profit groups will still receive a 15% discount. The Fitness Centre will continue to provide a 50% Seniors' discount, and all First Responders' memberships will remain free. Discussion on various changes to rates and fees ensued. Councillors Funk and Trotter-Wanner wanted the public to weigh in on the proposed changes, particularly the proposed rates of the Fitness Centre which eliminates a summer special in favour of a 90-day or 180-day option. CAO Dombowsky stated that the Final reading of the bylaw must not occur any earlier than 1 day after the first 3 readings, and that barring a special meeting being called, the final reading could be done next Council meeting scheduled for October 8<sup>th</sup>. He also expressed that ideally, they could open the new fitness centre October 1<sup>st</sup> if a special meeting was called before that date.

Mayor Coleman gave permission for a Gallery member (Kathy Landry) to comment on the proposed rates. Ms. Landry stated that they understood why the hall rates were being adjusted and that she was pleased in the re-opening of the Banquet Room and that she could now book her quilting function for next year with certainty on rates.

**24-154** MOVED Councillor Van Stralen, Seconded by Councillor Trotter-Wanner THAT Council approve the first three readings of Bylaw-198 Comprehensive Fees and Charges Bylaw.

Carried Unanimously

**24-155** MOVED Councillor Funk, Seconded by Councillor Van Stralen THAT Council receives all reports.

Carried Unanimously

## **7.0 INFORMATION AND ANNOUNCEMENTS**

### 7.1 Council

Councillor Funk-

- Attended the UBCM annual conference and will present a report on the sessions she attended for the October 8, 2024 Council meeting.
- Thank you to the District of Wells for the opportunity to go to UBCM, which was very productive.

Councillor Van Stralen-

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- Saturday, September 28<sup>th</sup> the Sunset Theatre presents “Bob Marley: How Reggae Changed the World” at 8pm.

Councillor Trotter-Wanner-

- Will present a report at the October 8<sup>th</sup> Council meeting regarding the sessions attended at the UBCM annual conference.
- Saturday, September 28<sup>th</sup>- Coronado Classic Disc Golf Tournament will be held in Wells. Details and registration on Social Media.

Mayor Coleman-

- The Lhtako Dene Nation will be hosting an Orange Shirt Day/Truth and Reconciliation Day event at Lhtako Dene Park in Quesnel on Monday, September 30<sup>th</sup> and that he will be in attendance.

## 7.2 Staff-NIL

7.3 Public Gallery—Kathy Landry inquired about Cemetery Interment rates and if the Barkerville Cemetery was still open. Mayor Coleman responded that a heritage alteration permit is now required for the existing site for any plots owned, and that the Heritage branch will be working to provide a new cemetery site for Wells. Additionally, Ms. Landry asked if parcel taxes apply to tax exempt groups like not-for-profits i.e., water use, garbage, etc.. Staff will look into the District policy.

## 8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday, September 24, 2024

**24-156** MOVED Councillor Van Stralen, Seconded Councillor Funk THAT Council at 8:20 pm adjourns the Regular Council meeting of Tuesday, September 24, 2024.

Carried Unanimously

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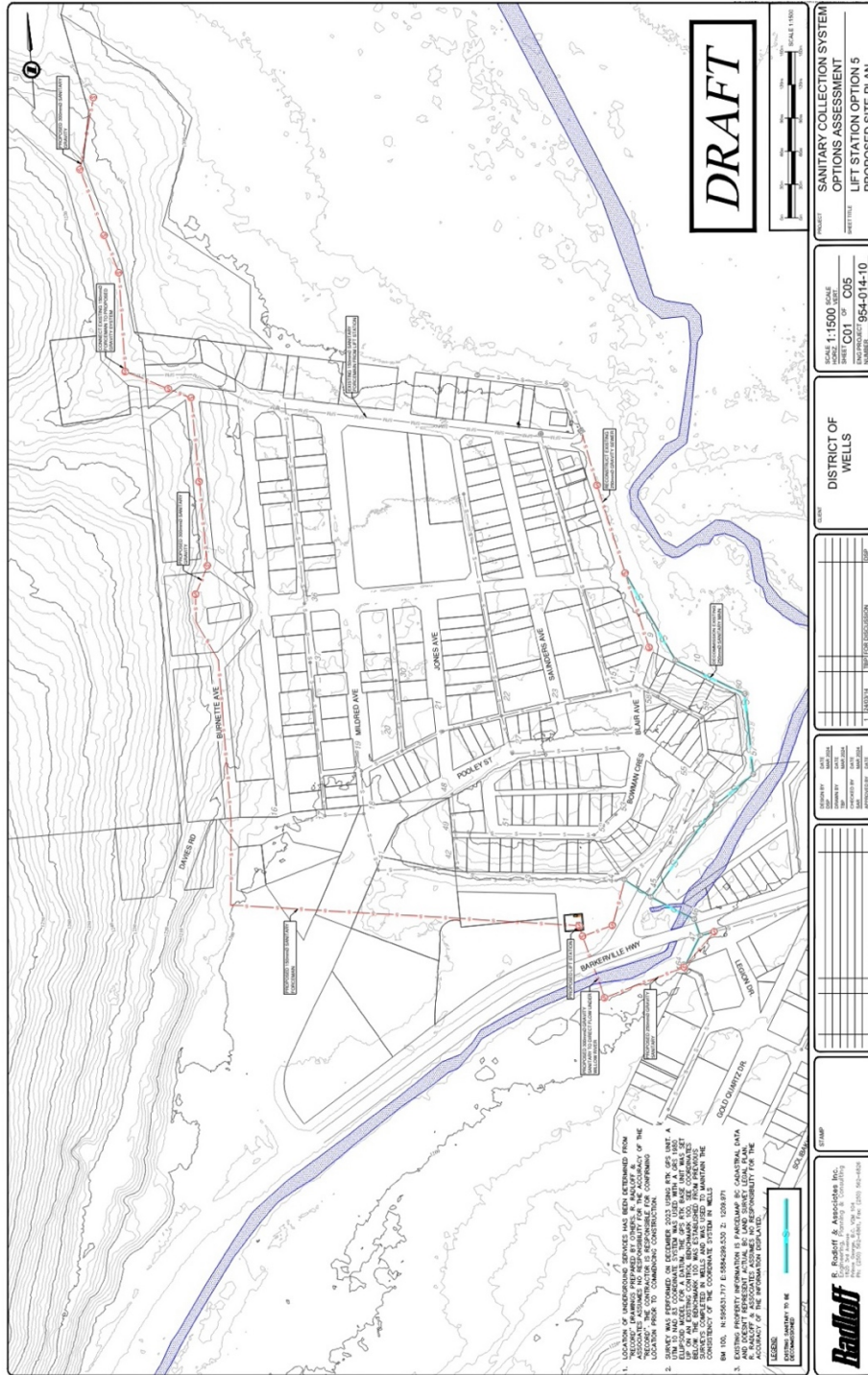
Mayor Ed Coleman

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CAO Jerry Dombowsky

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IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA

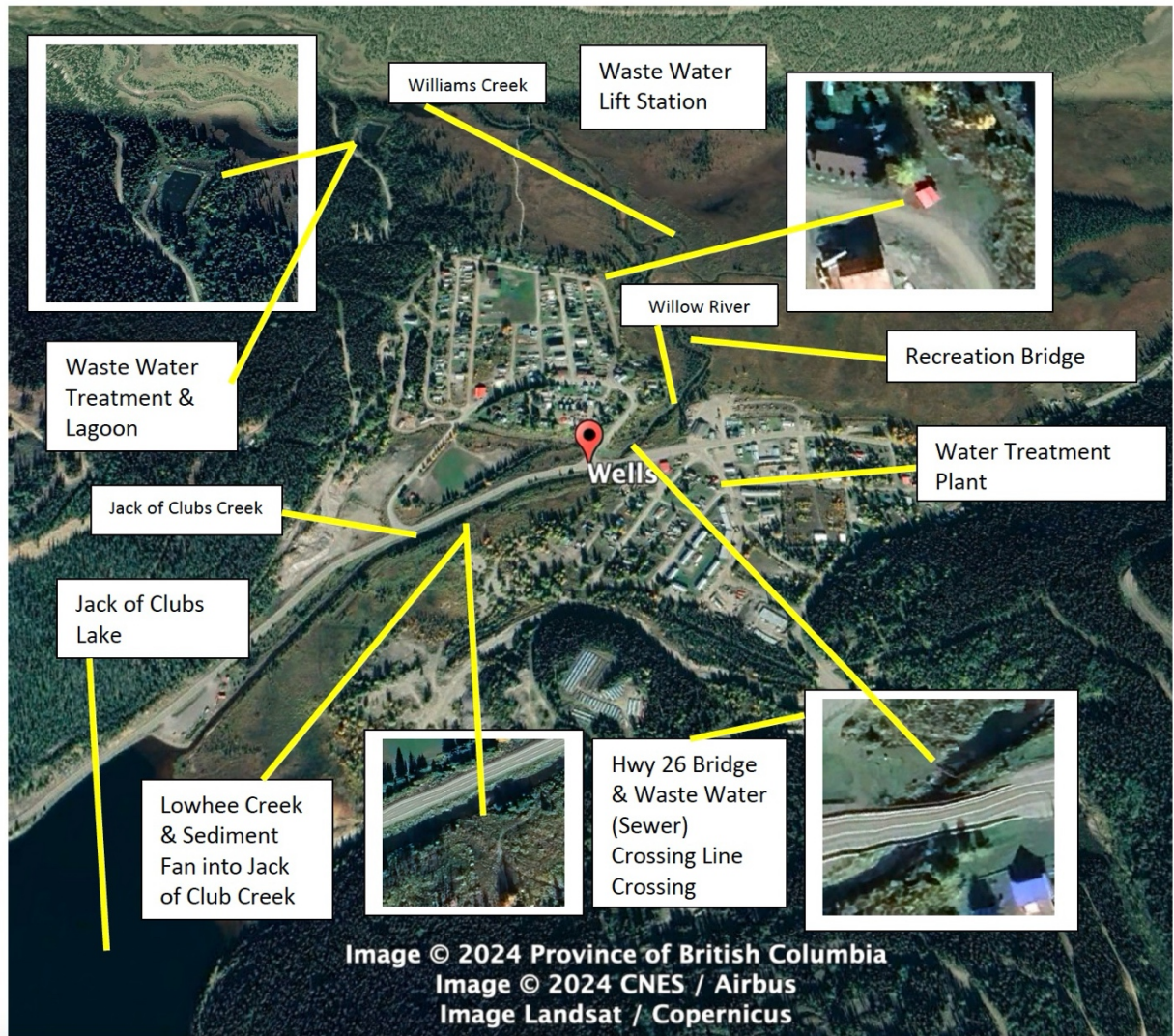
P002—Waste Water System Project



P100—District of Wells Flooding Project

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY OCTOBER 08, 2024—3:00PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

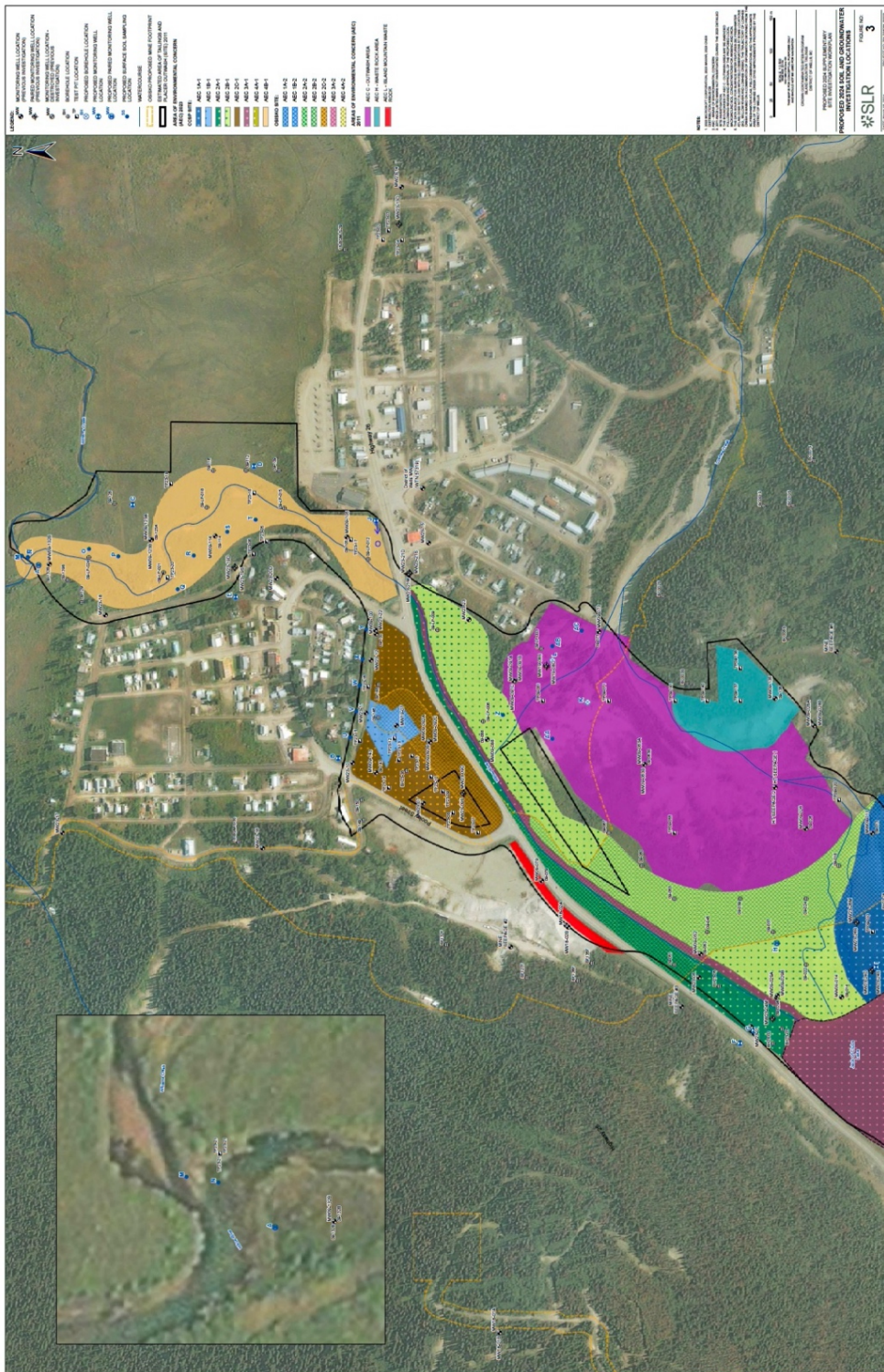
**Appendix A—Water Movement & Impacts Monitoring Locations**





**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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 IN-PERSON AND ONLINE (VIA ZOOM)  
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**P030-- PROV BC Jack of Clubs Lake & Area Reclamation Project**



**DISTRICT OF WELLS  
 COMMUNITY LIAISON (CARIBOO GOLD PROJECT)**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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Located in one of the most spectacularly beautiful regions in British Columbia, the District of Wells (the “District”) is seeking a Community Liaison to act as the District’s principal day-to-day liaison with Osisko Development Corporation (ODV) on all matters pertaining to the Cariboo Gold project. This will encompass the various phases of the project including community consultation, permitting, construction, operation and reclamation. This position will be managed by the District, with the primary objective being to provide the District with additional in-house resource capacity, specialized knowledge and technical expertise on matters related to the project and its impacts on both the District and its citizenry.

Reporting to the District’s Chief Administrative Officer, this position will be responsible for reviewing, on an ongoing basis pursuant to required statutory and project deadlines, all documentation prepared and provided by ODV, B.C. Provincial Ministries, the Province’s Environmental Assessment Office (EAO), and other external parties relating to the Cariboo Gold project. This will entail regular, timely written reporting to the District with a synopsis of the project documentation including any recommendations related thereto, for consideration by the District’s Municipal Council, Select Advisory Committees and staff. The Community Liaison will be expected to actively engage with community residents of the District with respect to the specific project documentation and information noted above, and provide feedback to the District and ODV with respect to such engagement, including concerns, impacts or issues raised by the community at large and individual citizens. The Liaison will also be required to participate in all public information sessions provided by ODV, the District, Provincial Ministries and the EAO regarding the project, and reporting accordingly.

The ideal candidate will have a university degree, professional certification or diploma from a recognized post-secondary institution in an occupational field related to the principal job responsibilities and accountabilities for this position, augmented by training and experience that demonstrate a sufficient degree of technical knowledge in select areas considered pertinent to the project; Experience in project management involving community and external third party engagement, ideally in a transitioning rural resource based work environment, would also be an additional asset. Well-developed public communication skills, including the ability to summarize technical documents for a lay audience, will be critical for this role.

This is an external contract position for an indefinite term commencing as early as November 2024, but no later than January 2025, and the District is prepared to offer a competitive salary starting at \$85,000 and, commensurate with knowledge and experience. Interested applicants are invited to submit a letter of interest and resume, before 2024 October 30 to:

Jerry Dombowsky, Chief Administrative Officer  
District of Wells  
Phone: (250)-991-1155  
Email: [jerrydombowsky@wells.ca](mailto:jerrydombowsky@wells.ca)

For more information on the District of Wells and this unique opportunity, please visit [www.wells.ca](http://www.wells.ca). If you have specific questions regarding the position, you are invited to contact Mr. Dombowsky directly.

**JOB SUMMARY**  
**DISTRICT OF WELLS COMMUNITY LIAISON (CARIBOO GOLD PROJECT)**

Reporting to the Chief Administrative Officer (CAO) of the District of Wells (the “District”), the Community Liaison (Cariboo Gold Project) acts as the District’s principal day-to-day liaison with Osisko Development Corporation (the “ODV”) on all matters pertaining to the Cariboo Gold Project (the “project”). This includes all phases of the project including community consultation, permitting, construction, operation and reclamation. The Community Liaison is required to adhere to all legislation and District policies applicable to those engaged by the District. The Community Liaison position is managed by, and under the direction and control of the District, with the primary objective being to provide the District, for the duration of the project, with additional resource capacity and specialized expertise on matters related to the project. This may include, when considered warranted by the District and subject to the prior approval of the District’s Council, outsourcing for additional third party technical consulting resources to support the services provided by the Community Liaison.

**PRIMARY DUTIES AND RESPONSIBILITIES OF THE COMMUNITY LIAISON  
(CARIBOO GOLD PROJECT)**

- Acting as the principal day-to-day liaison between the District and ODV, including in all community meetings in the District relating to the project and its impacts on the District, the community at large, and its citizenry;
- Reviewing in a timely manner, pursuant to any required statutory and/or project deadlines, all documentation prepared and provided by ODV, B.C. Provincial Ministries, the Province’s Environmental Assessment Office, or other external parties relating to the project, and reporting to the District with a written synopsis of the documentation including any written recommendations related thereto, for consideration by the District. This may include the preparation of regular written reports for presentation at Regular Council and Select Committee meetings of the District;
- When considered warranted by the District, and subject to the prior approval of the District’s Council, outsourcing for additional third party technical consulting resources and expertise to augment and support the services provided by the Community Liaison.
- Actively engaging with community residents of the District, with respect to the specific project documentation and information noted above, and providing any feedback to the District and to ODV with respect to such engagement, including any concerns, impacts or issues raised by the community at large and individual citizens;

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- Engaging with community residents of the District with respect to any other general matters relating to the project as considered warranted, and providing any feedback to the District and to ODV with respect to such engagement, including any concerns or issues raised by the community at large and individual citizens;
- Participating in all information sessions provided by ODV and the District regarding the project, or any other information sessions ODV or the District deems relevant to the project and to the services provided by the Community Liaison;
- When considered warranted by ODV and the District, engaging with the following parties on matters related to the project:
  - Lhtako Dene First Nation, Xatsull, Williams Lake First Nation, other First Nations
  - The District's Facilities and Lands Select Committee
  - The District's Vision and Planning Select Committee
  - The B.C. Environmental Assessment Office
  - Cariboo Regional District
  - Other external parties and agencies as deemed necessary by the District and ODV from time to time as the project progresses
- Reviewing and providing advice and recommendations to the District on the following Management Plans for the project, which may from time to time be provided to the District pursuant to the conditions of the Environmental Assessment Certificate for the project:
  - Construction Environmental Management Plan;
  - Care and Maintenance Plan
  - Public Information Plan
  - Environmental Effects Management Plan
  - Caribou Mitigation and Monitoring Plan
  - Air Quality Plan
  - Community Effects Management Plan
  - Health and Medical Services Plan
  - Drinking Water Treatment Plan
  - Human Health Monitoring and Management Plan
  - End Land Use Management Plan
  - Greenhouse Gas Reduction Plan
  - Aquatic Effects Monitoring Plan
- Monitoring, reviewing and providing advice to the District on other matters and impacts related to the project, which may not otherwise be addressed by the

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Construction Management Plan or the other specific Management Plans noted above, including:

- Blasting management
  - Fire suppression
  - Noise management
  - Traffic management
  - Site restoration
  - Vegetation management
  - Surface water and groundwater protection
  - Waste management, including hazardous water
  - Spill protection and response related to hydrocarbon storage and leaks
  - Construction of buildings, roads, and bridges
  - Emergency management
  - Communications including between the District, ODV, community members interface
- Developing and maintaining positive external relations with Provincial Ministries, Federal Departments, First Nations, educational institutions, local businesses, not-for-profits, community organizations and individual local citizenry on matters related to the project:
  - Sharing and/or disclosing confidential information related to the project, however only in strict conformance with the terms and conditions of the “Community Liaison Funding Agreement”;
  - Otherwise acting in a manner which is consistent with the terms and conditions of the “Community Liaison Funding Agreement”; and
  - Carrying out and performing such other related duties as the CAO may assign from time to time.

**PREFERRED QUALIFICATIONS FOR THE COMMUNITY LIAISON (CARIBOO GOLD PROJECT)**

- A university degree, professional certification or diploma from a recognized post-secondary institution, in an occupational field related to the principal job responsibilities and accountabilities noted above for this position;
- Training and experience that demonstrate a sufficient degree of technical knowledge in select areas considered pertinent to the Project;
- Progressively responsible experience working in a generally similar role, preferably in a local government environment;

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- Project management experience;
- Well-developed public communication skills, including the ability to summarize technical documents for a lay audience;
- Knowledge and experience in community and stakeholder engagement.

The incumbent will be required to attend evening and weekend meetings from time to time, including meetings of the District's Council and Select Advisory Committees. For further information contact:

Jerry Dombowsky, Chief Administrative Officer

District of Wells

Phone: (250)-991-1155

Email: [jerrydombowsky@wells.ca](mailto:jerrydombowsky@wells.ca)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**DISTRICT OF WELLS  
BYLAW No. 198, 2024  
COMPREHENSIVE FEES AND CHARGES BYLAW**

**A Bylaw to provide for a comprehensive source of information for fees and charges relating to municipal services.**

**WHEREAS**, pursuant to Part 7 Division 2, Section 194(1) of the Community Charter (Municipal Fees), a Council may, by bylaw, impose a fee payable in respect of all or part of a service of the municipality, the use of municipal property or the exercise of authority to regulate, prohibit or impose requirements **AND**;

**WHEREAS**, the Council of the District of Wells has determined that individuals or groups requesting or requiring a specified service or the use of municipal property should be responsible for all or part of the costs of providing that service or use;

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

**THAT** this bylaw shall be cited for all purposes as the District of Wells Comprehensive Fees and Charges Bylaw No. 198, 2024;

**THAT** District of Wells Bylaw Number 199, 2021 Fees and Charges Bylaw are repealed as of midnight on October 8, 2024 and the District of Wells Bylaw No. 198, 2024 w take effect as of October 9, 2024;

**THAT** Schedules "A", "B", "C", "D", "E" and "F" below, are attached hereto and made part of this bylaw;

**AND THAT** the fees set out in Schedules "A" "B" "C", "D", "E" and "F" of this bylaw for the services specified and made available by the District of Wells are hereby adopted will take effect October 9<sup>th</sup>, 2024;

READ A FIRST TIME this 24<sup>th</sup> day of September 2024.

READ A SECOND TIME this 24<sup>e</sup> day of September 2024.

READ A THIRD TIME this 24<sup>th</sup> day of September 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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PASSED AND FINALLY ADOPTED by a majority of Council members this 8<sup>th</sup> day of October, 2024.

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Ed Coleman, Mayor

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Jerry Dombowsky, Chief Administrative Officer

198, 2024 cited as "District of Wells Comprehensive Fees and Charges Bylaw No. 198, 2024" adopted by the Council of the District of Wells with Resolution #XX- XX this 8<sup>th</sup>, day of October, 2024.



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**BYLAW No. 198, 2024  
SCHEDULE "A" - FEES AND CHARGES**

**FACILITY RENTAL RATES**

Facility	Half Day (4 hr max)	Day	Week	Month
<b>Wells Community Hall</b>				
Main Hall	\$180.00	\$300.00	\$1000.00	N/A
Banquet Room	\$72.00	\$120.00	\$400.00	N/A
Ballet Room	\$36.00	\$60.00	\$200.00	N/A
Kitchen	\$60.00	\$100.00	\$300.00	N/A
<b>Event Package</b> (includes Main Hall, Banquet Room, Bar and Kitchen)	N/A	\$500.00	\$1800.00	N/A

<b>Wells/Barkerville Community School</b>				
Gym		\$120.00	\$400.00	N/A
Kitchen		\$120.00	\$400.00	N/A
Classroom	\$36.00	\$60.00	\$180.00	\$400.00
<b>Package</b> (entire facility except the Daycare, Fitness Facility and SD 28 space)		\$180.00	\$800.00	N/A

**Local Registered Not-for-Profit Society Discounts for Facility Rentals**

Rentals by local registered not-for-profit Societies for events solely benefiting such societies will receive a **15%** discount on rentals.

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**Regularly Scheduled Recreational Use of School Gym, Main Hall or Ballet Room**

For the purposes of the regularly scheduled use of a facility for non-commercial sports or recreation, a **\$3.00** per person per use fee shall be charged.  
Applications for this special rate shall be subject to the approval of the Chief Administrative Officer.

**Wells Barkerville School Overnight Accommodations**

**\$15.00** per person per night with a minimum of **\$240.00** per group per night will be charged to groups for overnight accommodation in the Wells/Barkerville Community School. This rate shall include exclusive use of the gym and attached kitchen and shared use of the playing fields, downstairs washrooms and showers.

**Wells/Barkerville Community School Fitness Room - Monthly Membership Rates**

<b>Duration</b>	<b>Fee</b>
30 Day	\$25.00
90 Day	\$62.50
180 Day	\$125.00
365 Day	\$200.00
Seniors (60 and Over)	HALF PRICE

All Emergency First Responders (Volunteer Fire Brigade members, RCMP, BC Ambulance) receive complimentary memberships as long as they are in service.

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**BYLAW No. 198, 2024  
SCHEDULE "B"**

**GENERAL SERVICES**

<b>DESCRIPTION</b>	<b>FEE</b>
1. Tax <u>Certificates</u>	\$25.00
2. Photocopy Charges	
Black & White	\$0.50/page
Colour	\$1.00/page
3. NSF Cheques	\$45.00
4. Merchandise	
Pins	\$3.00
Stickers	\$3.00
Hats	\$30.00

**Fee Deferral**

A fee for the services specified under Schedule "B" may be deferred or reasonably adjusted by the Chief Administrative Officer when deemed to be in the interest of the municipality.

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**BYLAW No. 198, 2024  
SCHEDULE "C"**

**OFFICIAL COMMUNITY PLAN (OCP), ZONING AND BUILDING FEES**

<b>DESCRIPTION</b>	<b>FEE</b>
OCP Amendments or Zoning Bylaw Amendments	\$1000.00
Rezoning Applications	\$1500.00
Development Permits	\$300.00
Development Variance Application	\$400.00
Statutory Advertisements for applications above	At Cost

**Subdivision Fees:**

Fee Simple or Strata Subdivision:

Application and Processing Fee	\$500.00
PLUS, for each resulting lot	\$100.00

**Building Permit Fees:**

Building Application Fee	\$200.00
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*(if cost of build is less than \$200.00 then the permit application fee will be the cost of the build or \$50.00, whichever is more)*

Building Permit Construction Fees:

Each \$1000.00 or fraction of construction cost	\$15.00
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Per Plumbing Fixture (Each trap, roof drain, floor drain, fire hydrant, hot water tank, manhole, catch basin, Fire Department connection, oil and grease interceptor shall be considered a plumbing fixture)

1 <sup>st</sup> Fixture	\$200.00
Per fixture after 1 <sup>st</sup> fixture	\$10.00
Flat Rate per "Moved on Dwelling"	\$200.00

**Other Fees:**

Re-Inspection	\$100.00
Transfer of Building Permit to new owner	\$200.00
Inspection of Chimney or Burning Device	\$150.00

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Inspection to Change of Occupancy or Use (No Alterations)	\$200.00
Removal of Notice on Title	\$500.00
Demolitions	\$150.00

**Permit Extension Fees**

Where a building permit has expired prior to the project being completed, the cost of the permit extension shall be calculated based on the value of the remaining work to complete, to a maximum of:

\$500.00 minimum of \$200.

**Land Title Cost Recovery**

Land Title cost recovery fees to be recovered in accordance with the Land Title and Survey Authority Fee Schedule as amended or replaced from time to time.

**BUILDING, DEVELOPMENT AND SUBDIVISION FEES**

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The greater of:

Contract price;

OR

The current edition of RS Means Valuation Service Manual;

OR

Truck shops, garage or workshop \$40 sq. ft.

Sundecks \$20 sq. ft.

Covered Decks \$25 sq. ft.

Mobile home additions unfinished \$40 sq. ft.

Finished \$65 sq. ft.

Log Homes full basement and single story \$175 sq. ft.

Crawl space and single story \$155 sq. ft.

Second story add \$130 sq. ft.

Cedar log add 10 %

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**BYLAW No. 198, 2024  
SCHEDULE "D"**

**WELLS BARKERVILLE CEMETERY INTERMENT RATES**

<b>PLOTS</b>	<b>FEE</b>
Coffins (5 ft. x 10 ft.)	\$350.00
Cremated remains (3 ft. x 3 ft.)	\$200.00
Additional Internments in Occupied Plots:	
Cremated remains only	\$100.00

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**BYLAW No. 198, 2024  
SCHEDULE "E"**

**DISTRICT OF WELLS GARBAGE COLLECTION RATES**

Attached to and forming part of the "Garbage Collection Regulation Bylaw No. 157, 2017", as amended or replaced from time to time.

<b>GARBAGE COLLECTION RATES</b>	<b>ANNUAL RATE</b>
a. Camp Site or RV Site	\$20.10 (per site)
b. Hotel Room without housekeeping	\$32.60 (per room)
c. Single Family Dwelling	\$36.25
d. Apartment	\$36.25 (per apt)
e. Hotel Room with housekeeping	\$36.25 (per room)
f. Retail Store, Art Gallery, or Theatre	\$42.80
g. Business Office	\$42.80
h. Royal Canadian Legion	\$42.80
i. Police Detachment	\$42.80
j. Government Office	\$42.80
k. Garage, Service Station or Industrial <u>Work Shop</u>	\$82.35
l. Restaurant or Pub with 1 to 20 seats	\$156.45
m. Restaurant or Pub with 21 to 40 seats	\$304.50
n. Restaurant or Pub with 41 to 60 seats	\$451.50
o. Restaurant or Pub with more than 60 seats, Casino or Bingo Hall	\$885.45

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<b><u>SEWER USER RATES as per Bylaw No. 159, 2018</u></b>		Prompt
<u>Category</u>	<b>ANNUAL</b>	Payment
	<u>User Rates</u>	<u>Discount</u>
	\$	\$
a)	For each single dwelling, mobile home, trailer, or Apartment (per unit)	185.00 18.50
b)	For each retail store	185.00 18.50
c)	For each business office	185.00 18.50
d)	1. For each hotel or motel sleeping unit with private bathroom and kitchen facilities	125.00 12.50
	2. For each hotel or motel sleeping unit with private bathroom, and without kitchen facilities	60.00 6.00
	3. For each hotel or motel sleeping unit without private bathroom, and without kitchen facilities	32.00 3.20
e)	For each service station or garage	185.00 18.50
f)	Car Wash ( <u>For</u> 1 to 2 Bays or 1 to 2 Washing units, and for each unit thereafter add \$310.00)	620.00 62.00
f)	For each Police or RCMP facility	310.00 31.00
g)	<b>For each café, restaurant or dining room</b>	
	1. With a seating capacity of up to 20	185.00 18.50
	2. With a seating capacity of 20 to 40	310.00 31.00
	3. With a seating capacity of 40 to 60	465.00 46.50
	4. With a seating capacity of over 60	620.00 62.00



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**Page 3 of Schedule "E"**

Attached to and forming part of "Wells Sewer Specified Area User Rates Amending Bylaw No. 159, 2018", as amended or replaced from time to time.

<u>Category</u>	<u>User Rates</u> \$	<u>Prompt Payment Discount</u> \$
h) For each barbershop, hairdressing or beauty parlor	185.00	18.50
<b>i) Wash Houses and Laundromats:</b>		
For each coin operated washing machine in a Laundromat.	155.00	15.50
For each Bathroom Stall and Shower Stall in a Washhouse.	155.00	15.50
j) For each pool hall or bowling alley	185.00	18.50
k) For each Recreational Vehicle (not in a commercial park)	185.00	18.50
l) For each public beverage room, casino or pub	620.00	62.00
m) For each Royal Canadian Legion	310.00	31.00
n) For each curling rink	185.00	18.50
o) For each bulk user: Per 1,000 gallons (to be discharged into sewer main)	175.00	
p) For all other Government or Institutional uses not otherwise listed	185.00	18.50
q) Mining Exploration, Construction, Logging Camps		
For each sleeping unit in a bunkhouse or trailer	185.00	18.50
<b>r) Seasonal Users</b>		
1. For each washroom used for and by overnight trailers, campers and tents	110.00	11.00
2. For each <del>sanit</del> -dump	65.00	6.50

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**Page 4 of Schedule "E"**

**WATER USER RATES as per Bylaw No. 160, 2018**

<u>Category</u>	<u>User Rates</u>	<u>Prompt Payment Discount</u>
	\$	\$
a) For each single dwelling, mobile home, trailer, or Apartment (per unit)	195.00	19.50
b) For each retail store	195.00	19.50
c) For each business office	195.00	19.50
d) 1. For each hotel or motel sleeping unit with private bathroom and kitchen facilities	155.00	15.50
2. For each hotel or motel sleeping unit with private bathroom, and without kitchen facilities	80.00	8.00
3. For each hotel or motel sleeping unit without private bathroom, and without kitchen facilities	35.00	3.50
e) For each service station or garage	195.00	19.50
f) Car Wash ( <u>For</u> 1 to 2 Bays or 1 to 2 Washing units and for each unit thereafter add \$405.00)	810.00	81.00
g) For each Police or RCMP facility	410.00	41.00
<b>h) For each café, restaurant or dining room</b>		
1. With a seating capacity of up to 20	195.00	19.50
2. With a seating capacity of 20 to 40	390.00	39.00
3. With a seating capacity of 40 to 60	595.00	59.50
4. With a seating capacity of over 60	785.00	78.50

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District of Wells  
Comprehensive Fees and Charges Bylaw No. 198, 2024

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**Page 5 of SCHEDULE "E"**

Attached to and forming part of "Wells Water Specified Area User Rates Amending Bylaw No. 160, 2018", as amended or replaced from time to time.

<u>Category</u>	<u>User Rates</u> \$	<u>Prompt Payment Discount</u> \$
i) For each barbershop, hairdressing or beauty parlor	195.00	19.50
j) <b>Wash Houses and Laundromats:</b>		
For each coin operated washing machine in a Laundromat.	195.00	19.50
For each Bathroom Stall and Shower Stall in a Washhouse.	195.00	19.50
k) For each pool hall or bowling alley	195.00	19.50
l) For each Recreational Vehicle (not in a commercial park)	195.00	19.50
m) For each public beverage room, casino or pub	785.00	78.50
n) For each Royal Canadian Legion	390.00	39.00
o) For each curling rink	195.00	19.50
p) For each bulk user: Per 1,000 gallons	220.00	
q) For all other Government or Institutional uses not otherwise listed	195.00	19.50
r) Mining Exploration, Construction, Logging Camp		
For each sleeping unit in a bunkhouse or trailer	195.00	19.50
s) Highways Works Yard	195.00	19.50
<u>t</u> ) <b>Seasonal Users</b>		
1. For each washroom used for and by overnight trailers, campers and tents	130.00	13.00

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District of Wells  
Comprehensive Fees and Charges Bylaw No. 198, 2024

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**Page 6 of SCHEDULE "E"**

Attached to and forming part of "Wells Water Specified Area User Rates Amending Bylaw No. 160, 2018", as amended or replaced from time to time.

**Service Connection Fees**

<b><u>DESCRIPTION</u></b>	<b><u>FEE</u></b>
Water Service connection fee, per connection	\$1200.00
Sewer Service connection fee, per connection	\$1200.00
Water turning on/off fee per callout	\$100.00

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY OCTOBER 08, 2024—3:00PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
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**BYLAW NUMBER 198, 2024  
SCHEDULE "F"**

**DISTRICT OF WELLS FIRE SERVICES FEES**

For those fees specified in Bylaw No. 142, 2015 “Fire Services Bylaw”, as amended or replaced from time to time.

<b>DESCRIPTION OF SERVICE</b>	<b>FEE</b>
Fire Safety Inspections carried out at the request of the property owner or their agent (s. 24.5 of the Fire Services Bylaw)	\$150.00
Re-inspection fee to ensure that a Fire Code or Building Code deficiency has been remediated (s. 31.1 of the Fire Services Bylaw)	\$100.00 1st Inspection \$500.00 2 <sup>nd</sup> Inspection & Follow up
For owner or occupier of any building required by the <i>Fire Code</i> to have a <i>Fire Safety Plan</i> prepared in cooperation with the <i>Volunteer Fire Brigade: Fire Safety Plan</i> review fee (s. 2.19 of the Fire Services Bylaw)	\$80.00
Call out incident fee (s. 7.1 of the Bylaw194, 2023 Fire Services)	\$25.00 per hour per Brigade member attending the call out incident plus a base fee of \$50. \$20 per false alarm per member responding.

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District of Wells  
Comprehensive Fees and Charges Bylaw No. 198, 2024

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**Union of BC Municipalities Convention – September 16-20, 2024, Vancouver**  
Report by Councillor Josh Trotter-Wanner, District of Wells

**These are my current UBCM bullet points.**

1. Community to Community Forum - UBCM can pay 50% of our luncheons with Lhtako and other communities
2. There are a lot of new rules that builders need time to learn and building inspectors need to be trained on.
3. Building approvals need a streamlined process (prefer online system) - want predictable process
4. Building code "step code" changes effect building and can effect DOW Wells building bylaws
5. BC Business Council is very worried about economic implications of "CleanBC Roadmap to 2030"
6. Williams Lake biomass generation to be shutdown because they can't get a contract with BC Hydro.
7. Unbundling and shrinking a project can open it up local suppliers
8. LGMA has a local government internship program as well as NDIT indigenous intern positions
9. Small communities child care - school districts have an ELCC lead and money
10. Bills 44, 47, 16, 46 - some due 2024 June 30 (multi units zoning bylaws), a small step 2025 Jan 1 (housing needs report and 2 statements), then summer 2025 (OCP and Bylaws)
11. Canadian Mental health association - Peer assisted care teams and mental health care to 911
12. Make the library a community hub
13. The value of beavers in recovering watersheds and stopping wildfires

Josh Trotter-Wanner  
Councillor  
District of Wells  
04 October, 2024

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**Union of BC Municipalities Convention – September 16-20, 2024, Vancouver**  
Report by Councillor Dorothea Funk, District of Wells

**Summary:** I attended UBCM 2024 along with Councillor Josh Trotter-Wanner. This is the second year for me at UBCM. The convention is a great opportunity to learn about and discuss common issues faced as municipalities during study and plenary sessions and early morning clinics, network with other local government officials, and engage with government ministry officials on matters of local concern.

**Sessions attended:**

1. EDMA (Emergency and Disaster Management Act) in Action

- The 2024 season provided an early test for EDMA, passed last November and being phased in.
- One EDMA principle - recognize multiple decision-makers and key need for improved communication.
- Focus shifts from emergency response to broader scope: mitigation, preparation, response, recovery.
- Local government and First Nations knowledge important.
- A compelling presentation from Mark Parker, Chair, Bulkley-Nechako Regional District: Fires are starting earlier (April) and ending later (2023 fire season lasted 113 days, with 83 evacuation orders and alerts); staff hours were consumed with fire response, not their regular jobs. He stressed that money is needed for ‘capacity’; to cover staff costs and where to put them.
- Other comments/concerns:
  - ‘Summer makes me nervous now’
  - impact on tourism, e.g. trails and campgrounds closed.
  - Areas where skies are clear impacted by loss of tourism; tourists think the entire province is on fire.
  - Misinformation and disinformation are challenges.
- Hazards are interconnected/compounded: e.g. drought leads to fires which lead to landslides
- Less confidence in forecasting but can see trends and need to make decisions anyway.
- Who helps the helpers? Mental health is a real concern; after action reviews shows responders can’t handle it anymore, with some dying of heart attacks and suicide (emergency management is not a standard workplace hazard).
- <https://www2.gov.bc.ca/gov/content/safety/emergency-management/emergency-management/legislation-and-regulations/modernizing-epa>

2. Changing Climate, Rising Costs

- Session looked at the financial costs of climate change for local governments, emerging and innovative approaches to adaptation, and building climate change resilience.
- Princeton Mayor Spencer Coyne.  
Financial costs to local governments of needed upgrades are immense. Federal government turned down a needed diking proposal. Businesses are in a flood zone. How to relocate them without support? Are also looking at the way the river used to be.
- City of Richmond Engineering & Planning Manager Jason Ho.  
It’s an island city, and flat. Flood risks huge and hazards are changing. Developing super-dikes

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and raising land behind dikes. Issues: cost, and permitting delays. Are building in dike height flexibility, plus strategic land acquisition. Also, connecting with insurance sector about measures taken.

- Municipal Insurance Association of BC, Samantha Boyce.  
MIABC is self-insurance for local governments; risk pool reduces costs. Expect costs to continue going up; also hard to quantify cost of climate change – expect increase in number and severity of events.
- Natural Assets Initiative, Roy Brooke.  
Natural asset management (NAM) works ‘with’ natural assets, e.g. wetlands, forests, riparian areas, which can provide services, e.g. drinking water, climate regulation, flood mitigation, recreational and cultural benefits. Can save costs of engineered infrastructure.  
<https://naturalassetsinitiative.ca/>
- During the Q. & A. - ‘Sue Big Oil’ was mentioned. Ho (Richmond) – it’s not just big oil, also forest mismanagement, dredging for mining; historic decisions made with no thought of the future – 60 years of destruction of natural ecosystem. City of Nelson rep. mentioned importance of social infrastructure (culture, recreation, community, etc. amenities).

3. Human-Wildlife Conflict & Response

- Interactions between humans and wildlife are increasing.
- Province has Bear Smart Program with goal of reducing human-bear conflicts. Can become a Bear Smart Community (12 in BC).  
<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/wildlife/human-wildlife-conflict/staying-safe-around-wildlife/bears/bear-smart>
- Resort Municipality of Whistler, Climate and Environment Manager Luisa Burhenne.  
Visitors don’t know they’re coming into bear country. Many conflicts. Whistler one of the few (12) BC communities to achieve Bear Smart designation  
<https://www.whistler.ca/services/environmental-stewardship/bears/bear-smart-community/>  
RMOW has management plans for both black and grizzly bears. And a Bear Smart Community Assistant.
- Dr. Adam Ford, UBC Kelowna.  
Discussed ecology of conflict, why happening? a) animals eating wrong thing b) in the wrong place c) behaving badly. Noted high number of bears killed in Prince George in 2023. Are they behaving differently? Don’t know. Multi-faceted problem – both a conservation issue and community safety issue.
- WildSafeBC – a provincial program to keep wildlife wild and communities safe  
<https://wildsafebc.com/> (formerly called Bear Aware). Focusses on root cause, and continuing education.
- Bob Hansen of WildsafeBC, Pacific Rim.  
e.g. Tofino has self-latching bear resistant community bins. Is also a Bear Smart Community (took many years), with a Wildlife Attractant Bylaw, passed 2024. <https://tofino.ca/district-of-tofino-designated-a-bear-smart-community/>



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4. Small Talk Forum

- For communities of 5000 or fewer people.
- Presentations on a variety of community initiatives and needs.
- Ashcroft – award-winning marketing brochure.
- Rossland – Rossland Yards.  
An innovative mixed-use project with Rossland City Hall (previous Hall roof collapsed from snow) on the main level and affordable BC Housing multi-family units above (37 total, from one to three-bedroom) on former railyards <https://rossland.ca/rossland-yards/>
- Innovative Recreation - Sparwood.  
Sparwood opened a popular 400 metre skating loop on a trail within a civic park to expand trail use year-round (2021). Some trial and error (needed to widen and pave path), portable lights getting stolen, impact of sun on non-shaded areas, etc but overall, a success.
- Child care in Small Communities.  
Sharon Gregson, Coalition of Child Care Advocates. Spoke of challenges in achieving \$10/day childcare. Situation has improved (e.g. no charges for waiting lists) but still in crisis: recruitment and retention, lack of steady funding (currently a project-based, complicated, difficult-to-navigate grant system), land, zoning, capacity, etc. <https://www.cccabc.bc.ca/>
- Economic Reconciliation.  
Jodee Dick, Indigenous Ec. Dev. Advisor – the power of partnerships with First Nations, in the aftermath UNDRIP's<sup>1</sup> adoption by BC government. Can develop vision for long-term economic stability since First Nations won't move during a downturn. Jason Wilson, We Wai Kai First Nation. Harmonization of paths: securing partnerships with government, industry, institutions in a collaborative approach leading to shared prosperity.
- Fire Protection of Essential Businesses.  
Kaslo Councillor Erika Bird - Challenge is 100-year old buildings close together with zero setbacks.

5. Plenary Session: Public Safety, Mental Health & Addictions

- Panel: Minister Mike Farnworth, Kelowna Mayor Tom Dyas, and reps from Fort St. John, Port Alberni, Coastal Health and BC Police Chiefs Association.
- It's a difficult, complex problem with a huge death toll, creating great stresses on communities. Various views presented on causes and resolution with most calling for both supply reduction as well as harm reduction.
- Minister Farnworth – up to fed. gov't to improve port security; <2% containers imaged, <1% searched.
- Mayor Dyas – 44% of Kelowna operating budget now spent on public safety.
- Chief Heard – police are 'default' response, taking them away from other duties; needs to be a 'health response.'

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1 United Nations Declaration on the Rights of Indigenous Peoples.

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6. Building FireSmart Communities Through Post-Fire Learnings
  - Focus on West Kelowna Grouse Complex fire in 2023 where embers crossed the lake (>2 km).
  - Discussion around possible local government land use and development regulations: OCP, zoning, building bylaws, and possibly Wildfire Development Permit Areas  
[https://firesmartbc.ca/wp-content/uploads/2024/08/2024.08.27\\_FSBC\\_Wildfire\\_DPA\\_Guidance.pdf](https://firesmartbc.ca/wp-content/uploads/2024/08/2024.08.27_FSBC_Wildfire_DPA_Guidance.pdf)
  - FireSmart works - examples provided. (e.g. Noted that cedars & junipers highly flammable).
  
7. Keynote address: George Stroumboulopoulos, Media Personality
  - Spoke about the power of listening. ‘Most people don’t listen to listen, but listen to reply.’ (Anecdote: as a youngster, his mom dropped him off at a seniors’ building, saying he should find someone to listen to; that ‘your job is to be good company’).
  - ‘The insanity of the US is coming here but we’re not as divided as we think.’
  - How people interact has changed; burden of proof on social media and need to be held more accountable (regulated).
  - Mostly, we want others to be okay. What is your goal as government? To protect people.
  
8. Cabinet Town Hall: Emergency Preparedness  
*(Attended partial because of Ministry meetings).*
  - Minister Nathan Cullen – Water, Land & Resource Stewardship: issue is sustained crises, e.g. drought used to be short-term, localized, now across swaths of province. We need to start work earlier, and together.
  - Comment during Q & A: Think about communication and impact on neighbours and rest of province, which ‘is open.’ Emergency Minister Bowinn Mah – in 2023, a provincial state of emergency, and travel ban considered. ‘I learned a lot.’ This year, the message: ‘We welcome visitors, but be aware.’

**Note: Presentations from the 2024 Convention sessions can be found here:**  
<https://www.ubcm.ca/convention-resolutions/2024-convention/presentations>

**Meetings with Ministry Staff**

*(All meetings arranged by Councillor Trotter-Wanner and attended by both of us)*

1. BC Assessment (BCA) – Graham Held, Local Government Relations  
Re. Taxing heavy industry on Crown contaminated land.
  - Would have to pay property taxes based on assessed value, as per BC Assessment valuation.
  - Zoning and location on Crown land doesn’t matter, it’s the ‘use’ of the building/s, and volume. Major Industry is Class 4.
  - Re. contaminated (or partly contaminated) site – BCA looks at ‘highest and best use’ and how the contamination might have impact on best use. Example of Kamloops tire company on contaminated site; contamination buried, didn’t have to remediate so valued (assessed) at highest and best use. Courts have decided on these cases.
  - Re. depreciation - BCA has manual. Assessment never below 20%, or 10% if shut down.
  - Can have different classifications on same site (e.g. camp housing, industrial building).

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2. Emergency Management & Climate Readiness (EMCR) - Ian Cummings, Senior Director, Regional Operations & Shannon Tucker, Acting Assistant Deputy Minister, Disaster Recovery
  - Asked about (some) Wells fire evacuees denied Emergency Support Services (ESS) at Quesnel Em. Ops. Centre. They can contact EMCR Regional Manager Tony Fiala.
  - What about lost revenue from cancelled events (e.g. arts festivals)? EMCR doesn't provide that. Options for a business is business interruption insurance, though may not apply to all circumstances. We noted that this is a real gap.
  - Google Maps shows roads temporarily closed, when they are open again. They aim to update Google Maps through GeoBC.
  - Communication – Starlink suggested as a good communication back-up. Funding available through Community Emergency Preparedness Fund.
  
3. Ministry of Tourism, Arts, Culture & Sports (TACS) – Claire Avison, Assistant Dep. Minister, Arts & Culture Division & Amber Mattock, Acting Ex. Director, Tourism Branch
  - JTW – issue re. arts festival cancellation because of wildfires, lost sales ff. year of planning. How get people to events?
  - They noted importance of arts for human connection (loss of that very evident during pandemic).
  - Discussion of 'long tail impacts' following interruptions, cancellations.
  - Re. driving business back – Cariboo-Chilcotin Coast Tourism Association does a lot of good work. Also, e.g. Robson Valley collaborative marketing effort following Jasper fire.
  - JTW – arts have health benefits.

**Resolutions and UBCM Businesses**

1. Resolutions
  - A host of resolutions on a variety of topics from health to housing to taxation to economic development, etc. were presented, discussed and voted on. Resolutions Book (230 pp) here: <https://www.ubcm.ca/sites/default/files/2024-08/2024%20UBCM%20Resolutions%20Book%20Final.pdf>
  - Not all resolutions were dealt with before the end of the convention and will be taken up by the UBCM Executive.
  
2. Elections of UBCM 2024-2025 Executive
  - The newly-elected Executive can be seen here: <https://www.ubcm.ca/about-ubcm/latest-news/introducing-2024-2025-ubcm-executive>
  - Of note to Wells is that Denise O'Connor, Mayor of Lytton, is the Small Community Representative. She won in a run-off vote. She is also the mother of DoW's CFO/EDO Sarah Brown. Congratulations.

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**UBCM Convention 2025**

- Next year's UBCM Convention is in Victoria from September 22 to 26, 2025.

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In summary, it was my pleasure to attend this important convention on behalf of the District of Wells. I appreciate the opportunity.

Dorothea Funk  
Councillor  
District of Wells  
03 October, 2024

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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		

**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

**P075.6 2024 Staff Supplements**

Pavement crack sealing

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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 &amp; 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	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	1		22-04	OG	x	x	x			
1.1	P006.P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P006.P050.1	Lhtako Dene Nation Partnerships—Crownlans		2		24-02		x	x				
1.3	P006.P050.2	Lhtako Dene Nation Partnerships—Water Management		1		24-02		x	x				
1.4	P006.P050.3	Lhtako Dene Nation Partnerships—Community Forest		1		23-06		x	x				
2	P017	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Counsellor Funk</b>	1		22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1: \$256,000	1		22-04		x	x				
2.2	P017.2	Land Use		1		23-06		x	x				
2.3	P017.3	Taxation		1		24-08		x	x				
2.4	P017.4	Community Liason		1		24-08		x	x				
3	P092	<b>DOW &amp; Partners—Emergency and Prevention Planning &amp; Implementation</b>		1		24-02		x	x	x			

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

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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
3.7	P092.P058	MULTI-PARTNER— Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				
3.8	P092.P023	UBCM—Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
3.9	P92.P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	CGF \$300,000+ Interim Unit  \$60,000 Heritage Branch  1,300,000+ Future New Units	2	x	22-12	25-03	x	x	x	x		
3.10	P092.P040	2024 UBCM— Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	1		23-01	TBD	x					
3.11	P092.P015	PROV BC-- Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	2	x	22-04	23-11	x	x	x	x	x	23-11 8/10
3.12	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project  Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		



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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>4</b>		<b>Infrastructure</b>											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$11,500,000 Engineering & Construction	\$290,000 + In-kind Complete \$500,000 Planning and Emergency Upgrades	1	x  x  x/TBD	20-04	26-03	x	x	x			
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			
<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	

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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
5.2	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									
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			

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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
5.8	P004.P029	PROV BC-- REDIP WBCCRC Project	1,100,000 See also P004 Submission 1—not approved Submission 2—submitted	1		22- 11	26- 03	x	x				
5.9	P004.P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20- 04	24- 10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	1		18- 04	OG	x	x	x	x		

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

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

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

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

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	11,500,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				2,500,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection				1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection				200,000	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				185,000	185,000	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads Purden Connector
10	Highway 26				2,000,000	20,000,000	Short and Long-term Plan
11	Flooding				8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	Roads				250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery				100,000	500,000	Land and Facilities
14	Contaminated Sites				1,000,000	75,000,000	Research, Planning, and Remediation
15	<b>Totals</b>				<b>19,565,000</b>	<b>172,865,000</b>	

P075—2022 to 2025 Supplements—To Be Updated for October 22nd

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**Appendix G--Facilities Upgrades List**

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



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**Appendix G--Facilities Upgrades List**

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

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**Appendix G--Facilities Upgrades List**

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

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**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"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	3,000	
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
2023	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**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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**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	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	