

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY NOVEMBER 19, 2024—3:00PM TO 5:00PM
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
Time: Nov 19, 2024 03:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/86784879784?pwd=aGGfnwlgAM8CivKNQroALEyRaIvnu2.1>

Meeting ID: 867 8487 9784

Passcode: 348008

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday November 19, 2024, 3:00pm to 5:00pm

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 November 05, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday November 05, 2024, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

- P002—Waste Water and Contaminated Soils will fall under Ministry of Environment, Outfall Design Continues, Options for Treatment Analysis Continues.
- 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 unveiled at Osisko Community Meeting September 5th, soon to be posted for all public. Topics to date have included:

<ul style="list-style-type: none"> • Lowhee Creek • Concentrator and Camp Buildings • Social Worker Position • DOW CG Liason Position • Health Services • Tourism EA Requirements • Highway 26 • EA New Water Source Commitment • Structural and Wildfire Fire Equipment and Services • Wbccrc Contributions • Taxation and BC Assessment • Emergency Preparedness—Water, Wildfire, Routes, Other • Asset Improvements • Other 	<ul style="list-style-type: none"> • Housing • BC Hydro Power Capacity • K to 12 Education and Daycare Services • DOW and ODV Facilities Investments • Land Use • Local Government Industrial Taxation Discussions • Permitting • Environmental Certificate Schedule B—Community Affects Management Plan • Contaminated Sites Prov of BC • Economic Development Plans and Planning
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Generator (nearly complete) and Fencing—(complete). **Water Advisory Removed—See CAO Reports.**
- P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. Communities will be informed in late March 2025.
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project—Provincial and Northern Health Authorities reviewed the Sites 2024 05 08 and Contaminated Sites Team in early July. Regulated Data expected in January 2025; SLR continues further testing. 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
SSI	Additional soil, sediment, groundwater, surface water, and porewater investigations and monitoring Soil and Sediment Arsenic and Lead Bioaccessibility Assessment Terrestrial Plant and Invertebrates Tissue Sampling Macrophyte Tissue Sampling Benthic Invertebrate Tissue Sampling Plume Stability Assessment
DHHERA	Detailed human health and ecological risk assessment (includes consultation with First Nations, Osisko, and other stakeholders with respect to risk assessment)

What's Next?

The results from the 2024 SSI will be evaluated and used to complete a DHHERA. Following completion of the DHHERA, risk-based remedial options for the Site will be prepared and evaluated. The District of Wells, Northern Health Authority, Lhtako Dené First Nation, Xat'sùll 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—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations.
- P046—Barkerville and Cottonwood Topics—**see Support Letter for BHT and Topics Grid in this package.**
- P050—Lhtako Dene Nation Active Discussions and Partnerships
 - Crownlands
 - Disaster Risk Reduction—Climate Adaptation
 - Community Forest
 - Power Line Project
 - Barkerville and Cottonwood Renewals
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (four smaller claims 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.

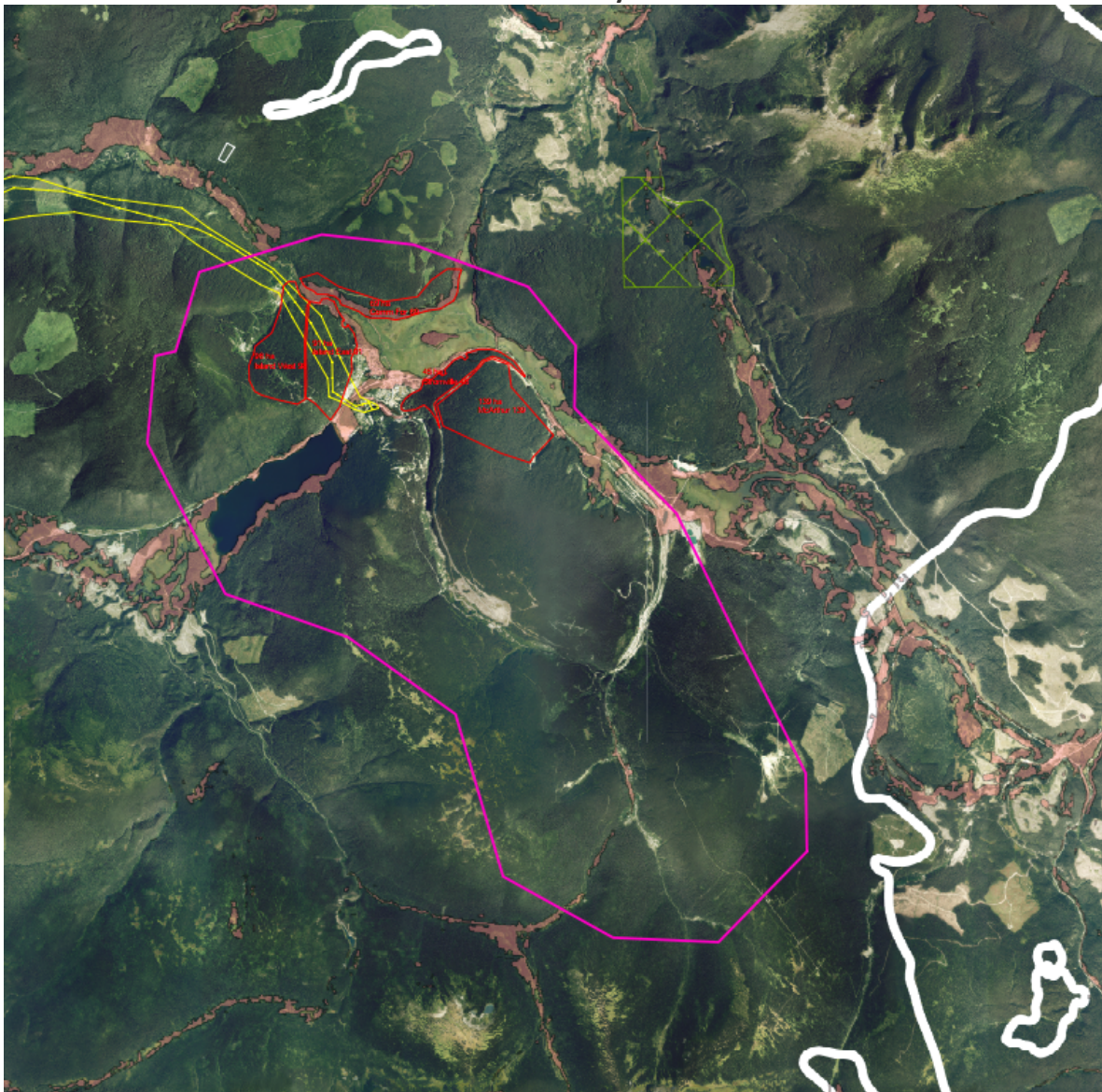
<https://news.gov.bc.ca/releases/2024EMCR0043-001551>

- 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 submitted to EMBC
- P102—Local Government Climate Action Program—Part 2—120,000+. 2024 July Report Submitted Prepared
- 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

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- West Fraser Timber Company
- Private Land Owners
- Union of BC Municipalities (UBCM)
- Osisko Developments
- Barkerville Historic Town & Park

P103 Draft Study Area



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

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TUESDAY NOVEMBER 19, 2024—3:00PM TO 5:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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 November 19th
- Staffing Update—DOW Cariboo Gold Liaison (posted);
- Finance and Budget: Focus now on 2023 Audit; 2024 Audit and 2025 Budget; confirming Community Forest Dividend amounts for 2024 and 2025 Budget.
- Meeting Dates:
 - 2024 November 19—In-camera Council—1:00pm to 2:30pm
 - 2024 November 19—Regular Council—3:00pm to 5:00pm
 -
 - **November 26 & 27**
 - **Integrated OCP with Urban Systems and ECDEV Plan with Clear Course (some refinements taking place)**
 -
 - **November 26 - Tuesday**
 - Urban--Noon – Arrive in Wells
 - 1:30 – 2:30 – Meet with Staff
 - 3:00 – 4:00 – Meet with Advisory Committees
 - 4:30 – 6:30 Public Open House
 - 6:45 (or 7:00) – 8:30 – Council meeting—Special Open Public for IOCP (Urban in-person) and Economic Development Plan (Clear Course by Zoom) Final Overviews
 - Urban Stays in Wells
 -
 - **November 27 – Wednesday**
 - 9:00 – 10:00 am – Meet with Staff
 - Urban--Return to Vancouver
 -
 - 2024 December 10—1:00noon to 3:30pm—In-camera Council and Osisko (Osisko from 1:00noon to 2:00pm only)
 - 2024 Decmeber 10—4:00pm to 5:30pm+—Regular Council

Draft Regular Council Meeting Dates 2025

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 20, 2025	June 3, 2025	June 17, 2024
July 15, 2025	August 19, 2025	September 9, 2025	September 16, 2025
October 7, 2024	October 21, 2025	November 4, 2025	November 18, 2025
December 9, 2025			

- Select Committees’ Short Updates

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6.2 CAO Reports

6.2.1 General Updates and Other

6.2.2 Water Advisory Removal—P018

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

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

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday November 19, 2024.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday November 19, 2024.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 5, 2024, 3:00pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky; CFO/EDO Sarah Brown

PUBLIC GALLERY: 4 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT

1.1 Call to Order

24-173 MOVED Councillor Funk, Seconded by Councillor Lewis THAT Council at 3:03 pm approves to call the meeting to order for the Regular Council Meeting of Tuesday, November 5, 2024.

Carried Unanimously

1.2 Approval of the Agenda

24-174 MOVED Councillor Lewis, Seconded by Councillor Van Stralen THAT Council approves the agenda for the Regular Council Meeting of Tuesday, November 5, 2024, as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the minutes for the Regular Council Meeting of Tuesday, October 8, 2024

24-175 MOVED Councillor Funk, Seconded by Councillor Trotter-Wanner THAT Council approves the minutes for the Regular Council Meeting of Tuesday, October 22, 2024, as circulated, with friendly amendments.

Carried Unanimously

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS

**Auditor’s Presentation—2022 Financial Statements—Ryan Broughton, CPA, CA, FBB
Chartered Professional Accountants LLP (Pages 14 to 42)**

Mayor Coleman noted that after a lot of hard work, the Auditor is presenting the 2022 report. 2023 will be presented in the first quarter of 2025. Once these audits are complete there will be a foundation for the 2024 audit which will be carried out between February and April, 2025. Mayor Coleman officially introduced Ryan Broughton.

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Mr. Broughton thanked the Mayor and Council for having him to Wells. He also thanked the CAO and the CFO for all the work they did throughout the 2022 audit process and for all the work the Mayor has put in as well.

Mr. Broughton's thorough presentation of the 2022 Financial Statements was followed by a discussion / question session:

COUNCIL:

Councillor Lewis--

- inquired about the \$350,000 owed by the Community Forest. Mr. Broughton replied that this was the assets minus the liabilities which equaled the surplus of \$350,000 at the end of 2022, which The Community Forest held as retained dividends, with the District entitled to 100% of that.
- inquired about the Mountain Trail Systems. Mr. Broughton responded that this represents trails that the District of Wells has purchased or built. Mayor Coleman noted that the Trails will show up in the 2023 budget and in the Community Forest balance sheets.

Councillor Funk--

- regarding the Qualified Opinion (page 3) in the report which states that there were difficulties obtaining satisfactory audit evidence over the accuracy and valuation of taxation accounts and are unable to determine whether an adjustment to property taxes receivable would be necessary, Councillor Funk asked if they are working on rebuilding the ledger and where does this leave us (the District of Wells)?

Mr. Broughton responded that staff are working on this.

Mayor Coleman noted that difficulties were discovered as to how the property taxes were tracked on the Vadim system as well as with paper backup to make Cadim valid. Paper base had to be used for all of 2022 and, therefore, there was no reliable way to verify if some of the owners were outstanding on their payments. The Mayor also noted that the new CFO and CAO have established new practices to move forward. There are robust systems in place now but the challenges are inherited, both technology wise with data lost and with the method of tracking used in the past.

The CAO responded that they are implementing a new financial accounting system, but property taxes had to be created manually in 2024 by the CFO and is spreadsheet based. The CAO and CFO are having difficulty reconciling as record keeping was not adequate in the past. This will be rectified moving

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forward, but there are cases where we cannot validate what did or did not happen in the past. The CAO noted that they are on the right track.

The CFO responded that substantial work has been done to validate 2023 but can't do that for the past but we are getting there moving forward.

The Mayor interjected that if Council wants more instruction on this audit a Zoom meeting could be set up with Mr. Broughton at a later date.

Councillor Funk--

- inquired if the District of Wells is a “going concern”?
Mr. Broughton-- yes, but qualified that answer by stating that the \$300,000 in surplus as of December 31, 2022, is perilously close, given the size of Wells without a huge tax base, to bounce back if something went drastically wrong and the surplus had to be utilized. He cautioned that it is crucial that the District be very careful going forward by reigning in any major spending that can be avoided until the books are up to date and it is known exactly where the District stands financially at the end of 2023 and the end of 2024. He stated that no major infrastructure decisions should be made at this point as it is very easy to go through \$300,000.
- inquired about the \$529,492 deficit showing in actuals 2022 which was shown as \$557,101 surplus in the budget. Mr. Broughton responded that 2022 was in a deficit and historical surpluses were used. He noted that the surplus was from the gas tax and the \$300,000 unencumbered.
- inquired as to why the budget for 2022 was often higher than what was actually spent. Mayor Coleman pointed out that, from 2021 to 2022, there was a turnover of 3 separate Councils. Mr. Broughton responded that the budget is predicated on certain projects going through which may not have happened, which would explain the difference.

Councillor Funk thanked Mr. Broughton and everyone else involved in the Audit Report.

Mayor Coleman complimented Mr. Broughton on his ability to communicate clearly.

Councillor Trotter-Wanner--

- inquired about actual deficit after removing amortization. Mr. Broughton responded that the \$360,000 deficit is the yearly deficit while the \$300,00

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figure is the unencumbered amount that is not tied up as debt or sewer liability or other and is therefore an available surplus.

Councillor Van Stralen—

- noted that all the questions he had were asked and answered by the previous Councillors, thank you.

Councillor Funk—

- inquired if, regarding the deficit in 2022, the District is legally, OK in the eyes of the province? Mr. Broughten responded that there is no legal issue.

Councillor Van Stralen—

- wanted to confirm that they aren't all going to get arrested. No!

GALLERY—Nil

STAFF:

CAO, Jerry Dombowsky—

- Thank you to Mr. Broughton for all the work he has done on the Audit.
- After reviewing the audit, the CAO is concerned about the unencumbered accumulated surplus, specifically that in 2022 the District had a loss of \$360,000 while the cash in unencumbered reserves was only \$300,000. There are no other reserves in the accounts. Local government cannot borrow to finance operating expenditures which puts the District at an uncomfortable threshold. Moving forward, the CAO proposed that Council make a motion that staff pause all non-essential expenditures until such time as we have the 2023 Audit and a more fulsome understanding of the 2024 current position. The CAO stressed that the District could end up in a precarious situation if there was another \$300,000 or more loss in 2023.

Mayor Coleman stated that the bottom line is that the District is 100% aligned on Community Forest revenue for 2023 and 2024. The Mayor noted **being clear under our projects framework on all the costs we could charge to administration**, and that we do have accounts receivable on major projects. The District has accounts receivable on multiple projects in 2023 and 2024 for which payment will be received. Mayor Coleman asked the CAO to make the motion during his report, and that he agreed 100% if the CAO wanted to implement precautionary measures.

CAO, Jerry Dombowsky—

- inquired if there is a percentage of the budget that the District should target to put toward reserves to build year after year? Mr. Broughton replied that

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some municipalities try to put away 10% of their cash base every year which would be \$20,000 every year for Wells until the reserves were built up.

- inquired if Mr. Broughton would recommend something specific, classes of assets, for example, an equipment replacement reserve? Mr. Broughton recommended that the best practice having an equipment replacement reserve, a building repairs reserve and any major asset procurement that the District is looking at and build these up into statutory reserves over time. If there is a changeover in Council, this practice is already in place.

CFO, Sarah Brown—

- Wanted to reiterate concern about the District’s financial situation and the 2022 deficit. The CFO strongly supports taking a pause on any non-urgent spending until we have a sense of 2023 and going forward for the bulk of 2024.

24-177 MOVED Councillor Lewis, Seconded by Councillor Funk THAT Council approves receipt of the Auditor’s Report for 2022.

Carried Unanimously

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

P002--Sewer line Outfall--Sewer line Outfall Measuring Technical and Maintenance Hole Ordered. Geotechnical drilling occurred in October, and engineered plans for underground crossing are now being prepared. The entire Waste Water Project estimated at \$26 million, with \$5 million of work in-process (including all Engineering Feasibility).

Green Field lagoon option originally ruled as unfeasible by Contaminated Sites due to historical contamination in that area, but there is now a very small chance that the Green Field option may be allowed.

P014--Structure Wildfire Prevention. Current project completed with final report due soon. Second project being prepared for UBCM submission due in 2024 or 2025, depending on UBCM policies. Submissions for claims should all be in by next Council meeting. The Fire Brigade claim has been submitted, completed by the Mayor and the CAO.

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). Project “video” rendering unveiled at Osisko Community Meeting September 5th, soon to be posted on their website for public viewing. Next session with Osisko will be November 19th, 2024.

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P018—PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). In final stages of project- water treatment plant is complete. Final claim being prepared for submission (Mayor and CAO) and will be submitted before the end of the fiscal year. Discussions regarding remediation for lead pipes in some homes, businesses and public buildings continue.

P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500 including \$66,500 in trust from Osisko. Communities will be informed in late March 2025. Mayor will get the full summary of the submission to the Chairs of the Community Buildings and Lands Select Committee and to Council.

P040—2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. At this point there are three possible evacuation routes and three options for the Purden Connector. One recent option is because of the work that Canfor is doing on their road system. The next step is for the Mayor and CAO to meet with the head of Canfor Forests. One set of landowners have contacted the Mayor as they are getting anxious and are friendly about the route going through their property and wanted an update. Mayor Coleman told them that the District is working on it and that the next step was to meet with Canfor. The Mayor noted that all the options are continuously reviewed as other exits and that the road systems to Dunkley and Likely are being maintained to a level that they could be used in an emergency.

P050— Lhtako Dene Nation Active Discussions and Partnerships. No updates but likely will be items taken to them in their December meeting

- Crownlands
- Disaster Risk Reduction—Climate Adaptions
- Community Forest
- Power Line Project
- Barkerville and Cottonwood Renewals

P076—PROV BC—Disaster Risk Reduction Phase 1—

- Mayor is working on one small submission between now the end of the fiscal year.

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. Lowhee Creek has been the bulk of conversation. Many conversations occurring with the Province. Consultants and Lhtako Dene Nation working on the projects.

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- P082--\$5 million Category 3 Approved: Water and Flooding Phase 2—Lowhee River Dike Repair and P100—For simplicity of language and clarification, Lowhee Phase 2 has been divided into the following:
 - 2A- section up by the bridge-almost at permit level; hoping to be done by Christmas
 - 2B- 220-meter section below dike that’s already built- most likely 2025 startup
 - 2C- sediment trap
 - 2D- dredging the Jack O Clubs Lake

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 Emergency Management in B.C. (EMBC) on Friday, November 10th, 2024.

P102-- Local Government Climate Action Program—Part 2—On October 29th, 2024, Mayor Coleman and CAO Dombowsky worked hard to complete the 2024 July Report except for two follow-up points. The next report will not be due for a year.

P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project

- Wells-Barkerville Community Forest
- Ministry of Forest-Wildfire Branch and Structure Protection Specialist Team
- Lhtako Dene Nation
- Osisko Developments
- BC Timber Sales
- Private Land Owners
- Union of BC Municipalities (UBCM)
- West Fraser Timber Company
- Barkerville Historic Town and Park

Map P103- the shape of the Wildfire Fuel Treatment has been changed to an oval to encompass a broader area. There will be in-person and Teams meetings with all the above partners to work together to get the Fuel Treatment area better managed.

Comments:

Councillor Trotter-Wanner inquired as to what the white outlines on the map represent. The Mayor replied that they were the 2024 wildfire area. The Mayor also noted that the pink lines represent archeological regulations and the red lines are suggested treatment areas.

24-178 MOVED Lewis, Seconded by Councillor Funk THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

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6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.7 is posted at wells.ca and Version 4.8 is scheduled for November 19th.
- Staffing Update—DOW Cariboo Gold Liaison position has 5 applicants who will be examined and then examined more deeply. If the right candidate is not found the position will be reposted.
- Finance and Budget—Focus now on 2023 Audit and 2024 Taxes and any work that can be done on the 2024 Audit.
- 2024 October 26—Fire Brigade Truck Push-in went well. Good turnout and a lot of donations were made to the Brigade.
- 2024 Remembrance Day Ceremony—10:00am to 12:00noon—co-hosted by Osisko and District of Wells and the RCMP. Public Works may need to do some safety set-up. The School kids will be there. There will be PA system Poppies are for sale at the District office and at the Osisko office.
- Meeting Dates:
 - 2024 November 19—In-camera 1:00pm; Regular Council Meeting 3:00pm
 - 2024 November 26—Facilities and Lands Committee—3:00pm
 - 2024 December 10—Regular Council Meeting
- Select Committees' Short Update
Councillors Lewis & Van Stralen – OCP (Official Community Plan) & Visions and Planning Select Committees
The ICSP in progress with Urban Systems, they have collected and summarized the survey results and brought them to the Mayor, CAO and Councillor Lewis. They discussed having the community consultation in person consultations in person to discuss the results of the survey one a day during the week of November 25-29th. Both Select Committees will be together to discuss topics that have arisen from the survey
- Councillor Funk-- Community Buildings and Lands Select Committee
The Community Buildings and Lands Select Committee meeting is on November 26th. The Committee has updated their terms of reference after the mandate was expanded and the name was changed. This will be brought to the November 19th Council meeting for approval by Council.

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6.2 CAO Reports

6.2.1 General Updates and Other--

- Today is the first day of snow removal this winter.

6.2.2 Snow Removal RFP and Insurance Update

- The CAO provided a verbal review of his report, recommending the District enter into a Service Provider Agreement for snow removal with Two Boys Construction.

6.2.3

24-179 MOVED Councillor Funk, Seconded by Councillor Van Stralen THAT Council approve entering into a Service Provider Agreement with Two Boys Construction Ltd. For the purposes of snow removal works on a perpetual basis.

6.2.4 The CAO suggested, to reinforce the importance of getting the District's fiscal house on solid, stable ground, that Council take a motion regarding non-essential spending until the 2023 Audit is complete and we have a fulsome understanding of the 2024 financial position. The CFO agreed and noted that we should cease any non-essential spending until March 2025.

24-180 MOVED Councillor Van Stralen, Seconded by Councillor Funk THAT Council directs staff to pause all non-essential spending until such time as the 2023 audit is complete and a more fulsome understanding of the current 2024 fiscal position is obtained.

Carried Unanimously

24-181 MOVED Councillor Lewis, Seconded by Councillor Van Stralen THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Funk-

- Tomorrow, November 6th, is the deadline to book for the 2025 UBCM reserved hotel rooms.
- Cabaret at the Sunset Theatre on December 14th in conjunction with Barkerville Old Fashioned Christmas.

Councillor Lewis-

- November 20th - Patrick Courtin's show "The Piano Heist" is at the Sunset Theatre

Councillor Trotter-Wanner-

- Tomorrow, November 6th, is the AGM for the Wells Destination High School

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- Every Wednesday from 6:00 to 9:00pm at Island Mountain Arts gallery--WellsWorks Wednesdays.
- November 10th – Water Colour Holiday Cards workshop at Island Mountain Arts
- Island Mountain Art Auction- online underway November 1st – 10th.

Councillor Van Stralen-

- December 15th - A brass band from Quesnel that Cody Brown is a part of will play at the Sunset. **Details to be announced.**

7.2 Staff- CAO Dombowsky-

- November 30th- 90th Anniversary of Wells Hotel, Sunset Theatre, St. George Church and the Fire Brigade. A special event at multi locations will be presented that evening. Details on Facebook Positively Wells.

7.3 Public Gallery—Carrie Chard, General Manager of Barkerville Historic Town and Cottonwood House –

- Venting is favourable so starting tomorrow, November 6th, there will be burning at the airstrip for 2 to 5 days.
- Olde Fashioned Christmas will happen in Barkerville December 14-15. Regular admission \$12; Seniors \$10; Kids-free. Wells residents are being offered pay-what-you-can.
- Non-perishable items collected at Olde Fashioned Christmas will be donated to the Wells food hamper program

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday, November 5, 2024

24-182 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council at 5:01pm adjourns the Regular Council meeting of Tuesday, November 5, 2024.

Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

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Report to Council

Date: November 19, 2024
To: Council
From: Chief Administrative Officer
Subject: Water Advisory Removal

Recommendation:

THAT Council approve removal of the Water Advisory on Lead in drinking water based on recent water testing and Northern Health approval;

AND THAT the provision of bottled water to Wells residents be discontinued immediately.

Purpose:

To remove the Drinking Water Advisory on Lead in the District of Wells water supply based on updated testing, and to discontinue unneeded provision of bottled water to residents.

Background:

Recent water quality testing conducted by the District of Wells validates that District water supply meets provincial water quality standards as safe to drink. The District had been under a precautionary Water Quality Advisory for lead in the water supply since January 2022. With recent testing meeting all water sampling protocols, lead in the water supply is now within the Guidelines for Canadian Water Quality maximum concentration of 0.005 mg/L (5 parts per billion). Northern Health, holding responsibility for all water quality advisories, has confirmed the safety of drinking water in the District of Wells. The recent completion of the \$640,000 water treatment facility upgrade also assures the water supply meets all non-lead related water quality standards.

Health Canada states that the most significant source of lead in drinking water is likely to be from lead service lines. The District of Wells water supply lines are either copper or plastic. Typical mitigation strategies by water suppliers include adding reagents to the water supply that coat lead piping – a strategy which is inapplicable here. Lead that is present in the water supply would most likely be that be leaching from solder joints or fixtures in individual homes. As referenced by the Ministry of Health, owners of buildings are responsible for assessing their own plumbing and taking actions to reduce lead.

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The sampling protocol for water testing was followed rigorously by staff certified in water treatment and distribution. Samples were taken from 15 locations within the District, the same sampling locations completed in previous testing comprising a wide range of building uses and locations widely dispersed throughout the District. The detailed results are attached as an appendix to this report. Northern Health reviewed and declared that the test results meet Northern Health standards for safety.

While the District of Wells water supply meets all water quality guidelines for lead in water, the following practice is recommended:

- Flush any stagnant water from your home's plumbing pipes by letting your cold-water tap run for 1 to 5 minutes or until the water turns colder. This should be done before drinking or cooking, first thing in the morning or any other time the plumbing system has not been used for several hours.
- Always use cold water for cooking or drinking as hot water can increase the leaching of lead.
- Water filtration systems, although not necessary, can be used to remove lead from drinking water if concerned.

Lead will not enter the body through skin or by breathing in vapours while showering or bathing.

In British Columbia, water quality is protected by legislation requiring water suppliers to regularly perform water quality tests and treat water accordingly if necessary. The District of Wells complies with all safety protocols.

The District of Wells has been providing free bottled water to residents over the past two years. The total cost of this was \$46,500 in 2023 and \$41,980 year to date in 2024. The District's contribution has been one third of this cost with the other two thirds being claimable as a water treatment facility upgrade cost covered by the province and federal government. With completion of the project, any further cost would be completely borne by the District.

Conclusion:

Recent testing of the water supply has confirmed the safety of drinking water in the District of Wells. Lead in the water supply is now within the Guidelines for Canadian Water Quality maximum concentration of 0.005 mg/L (5 parts per billion). Northern Health has given approval of water quality based on their review of the test results. As a result, supply of bottled water to Wells residents costing upwards of \$45,000 per year can now be discontinued.

Financial/Budgetary Considerations:

Discontinuation of supply of bottled water to residents will save over \$45,000 annually.



J. Dombowsky, Chief Administrative Officer
Attach. (Water Test Results 2024-10-24) (Press Release)

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Results Summary VA24C7086

Project	Tyler Downs, District of Wells											
Report To	09-Oct-2024 12:30											
Date Received	21-Oct-2024 11:51											
Issue Date	0											
Amendment												
Client Sample ID	WTP2401	WTP2402	Emcon KS2401	Emcon KS2402	BGMMapair2401	BGMMapair2402	MHSink2401	MHSink2402	CHSink2401	CHSink2402		
Date Sampled	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024		
Time Sampled	09:01	09:02	09:14	09:15	09:28	09:29	10:20	10:21	10:30	10:31		
ALS Sample ID	VA24C7086-001	VA24C7086-002	VA24C7086-003	VA24C7086-004	VA24C7086-005	VA24C7086-006	VA24C7086-007	VA24C7086-008	VA24C7086-009	VA24C7086-010		
Analyte	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water		
Lowest Detection Limit												
Total Metals (Matrix: Water)												
Copper, total	0.0652	0.125	0.0273	0.00745	0.00927	0.00461	0.0105	0.00972	0.0210	0.00733		
Lead, total	0.00257	0.00302	0.000278	0.000096	0.000231	0.000147	0.000073	<0.000050	0.00142	0.000732		
Copper	0.09510	0.01738	0.00694	0.00019	0.01011	0.00007	0.01417	0.00007	0.01400	0.00049		
Lead	0.00280	0.00019	0.00019	0.00019	0.00019	0.00019	0.00019	0.00019	0.00019	0.00019		

Client Sample ID	FBHah2401	FBHah2402	CROBGN2401	CROBGN2402	Robeh2401	Robeh2402	RCMP2401	RCMP2402	HM2401	HM2402		
Date Sampled	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024		
Time Sampled	10:22	10:45	11:40	11:41	13:32	13:33	13:49	13:50	14:40	14:41		
ALS Sample ID	VA24C7086-011	VA24C7086-012	VA24C7086-013	VA24C7086-014	VA24C7086-015	VA24C7086-016	VA24C7086-017	VA24C7086-018	VA24C7086-019	VA24C7086-020		
Analyte	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water		
Lowest Detection Limit												
Total Metals (Matrix: Water)												
Copper, total	0.0294	0.0366	0.0444	0.017	0.0066	0.00559	0.1090	0.121	0.0198	0.0082		
Lead, total	0.000313	0.000577	0.000507	0.00027	0.000168	0.000168	0.00134	0.00151	0.000597	0.000391		
Copper	0.03300	0.03070	0.00608	0.00016	0.00016	0.00016	0.11450	0.00143	0.01400	0.00049		
Lead	0.00045	0.00039	0.00039	0.00039	0.00039	0.00039	0.00039	0.00039	0.00039	0.00039		

Client Sample ID	RCMPSouth2401	RCMPSouth2402	RCMPNorth2401	RCMPNorth2402	Labeh2401	Labeh2402	HayH2401	HayH2402	SchookS2401	SchookS2402		
Date Sampled	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024	07-Oct-2024		
Time Sampled	14:49	14:50	14:57	14:58	15:52	15:53	16:03	16:04	16:15	16:16		
ALS Sample ID	VA24C7086-021	VA24C7086-022	VA24C7086-023	VA24C7086-024	VA24C7086-025	VA24C7086-026	VA24C7086-027	VA24C7086-028	VA24C7086-029	VA24C7086-030		
Analyte	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water	Sub-Matrix: Water		
Lowest Detection Limit												
Total Metals (Matrix: Water)												
Copper, total	0.0406	0.0652	0.0046	0.00423	0.0409	0.0182	0.0127	0.0069	0.0321	0.0167		
Lead, total	0.000171	0.000232	0.000195	0.000112	0.000242	0.000216	0.000321	0.000096	0.000267	0.000196		
Copper	0.05290	0.00443	0.00443	0.00443	0.02955	0.00023	0.00980	0.00021	0.02540	0.00023		
Lead	0.00020	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015	0.00015		

Draft For Release 8:00am Nov. 19, 2024

Water Supply Given a Clean Bill of Health in Wells, BC

Wells, BC November 19, 2024

Recent water quality testing conducted by the District of Wells validates that District water supply meets provincial water quality standards as safe to drink. The District had been under a precautionary Water Quality Advisory for lead in the water supply since January 2022. With recent testing meeting all water sampling protocols, lead in the water supply is now within the Guidelines for Canadian Water Quality maximum concentration of 0.005 mg/L (5 parts per billion). Northern Health, holding responsibility for all water quality advisories, has confirmed the safety of drinking water in the District of Wells. The recent completion of the \$640,000 water treatment facility upgrade also assures water quality meets all non-lead related water quality standards.

While the District of Wells water supply meets all water quality guidelines for lead in water, the following practice is recommended:

- Flush any stagnant water from your home’s plumbing pipes by letting your cold-water tap run for 1 to 5 minutes or until the water turns colder. This should be done before drinking or cooking, first thing in the morning or any other time the plumbing system has not been used for several hours.
- Always use cold water for cooking or drinking as hot water can increase the leaching of lead.
- Water filtration systems, although not necessary, can be used to remove lead from drinking water if concerned.

Lead will not enter the body through skin or by breathing in vapors while showering or bathing. In British Columbia, water quality is protected by legislation requiring water suppliers to regularly perform water quality tests and treat water accordingly if necessary. The District of Wells complies with all safety protocols. For District of Wells residents, the bottled water being supplied will be discontinued immediately. Please return all empty water jugs to the Community Hall.

For More Information:

BC Ministry of Health: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-quality/drinking-water-quality>

Government of Canada Drinking Water Guidelines: <https://www.canada.ca/en/health-canada/services/environmental-workplace-health/water-quality/drinking-water/canadian-drinking-water-guidelines.html>

District of Wells, for more information:

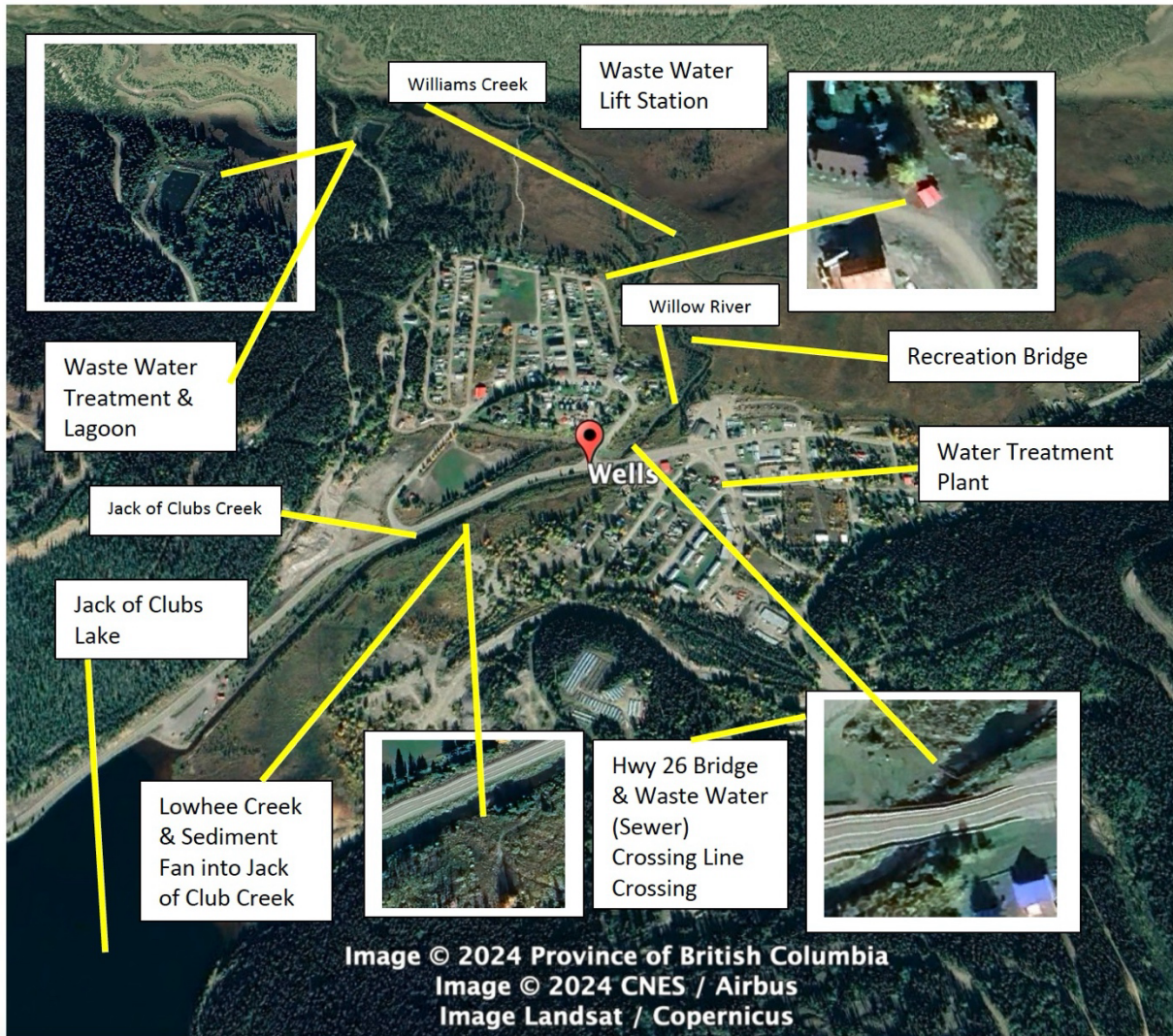
Jerry Dombowsky, CAO
jerrydombowsky@wells.ca
250-991-1155

Mayor Ed Coleman
edcoleman@wells.ca
250-991-9034

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P082—District of Wells—Waste Water and Water Management Overview

Appendix A—Water Movement & Impacts Monitoring Locations



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JOB POSTING
DISTRICT OF WELLS COMMUNITY LIAISON (CARIBOO GOLD PROJECT)

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

For more information on the District of Wells and this unique opportunity, please visit 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

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2024 11 13

Barkerville Heritage Trust
Box 19
14301 Highway 26 East
Barkerville, BC V0K 1B0

Method of Communication: Email to Al Richmond, Chair of the Barkerville Heritage Trust (al.richmond@barkerville.ca) and Carrie Chard, General Manager of the Barkerville Heritage Trust (carrie.chard@barkerville.ca)

Dear Al and Carrie,

On behalf of the Council of the District of Wells, we would like to convey that we support your application to the Government of BC for the RFP for Barkerville Historic Town & Park and Cottonwood House Historic Site (and their significant surrounding assets).

There is a significant co-dependence between the District of Wells and the Barkerville & Cottonwood Sites. The impacts of Tourism, Arts, and Culture on our community and our citizens are major. Within the District, we have had lengthy discussions on the crucial importance of the relationship between us and the Trust, and its future. We have summarized some of our discussions in **Appendix A** (pages 2 to 6) of this letter in the categories of: Protection & Infrastructure, Preservation, Presentation, and Commerce & Finance to highlight the meaningful relationships between us in these areas.

We support a regional approach, and if you are the successful proponent for the RFP, we would be eager to support and engage on all shared discussion areas with a goal of creating benefit for both: our citizens who are co-dependent on the park, as well as the customers that gravitate from around the World to enjoy Barkerville, Cottonwood, the Town of Wells, Bowron Lakes, Troll Ski Resort, and so many other experiences in our area.

Yours sincerely,



Mayor Ed Coleman

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Appendix A-- Barkerville Heritage Trust Support Letter Topic Areas

Ref 1	Protection & Infrastructure	District of Wells	<i>Barkerville & Cottonwood</i>
1.1		District of Wells=158 sq. kilometres	Barkerville Park=4.54 sq. kilometres (+Cottonwood)
1.2		District Municipality	Heritage Provincial Parks, Historic Sites (including Provincial and National)
1.3		Wildfires	Wildfires
1.4		Wildfires Fuel Treatment & Maintenance Plans	Wildfires Fuel Treatment & Maintenance Plans
1.5		Structural Fire Protection—Wells Fire Brigade	Structural Fire Protection—Staff and Wells Fire Brigade
1.6		Facilities and Buildings—10+-- Traditional and Heritage	Facilities and Buildings—200+-- Traditional and Heritage
1.7		Danger Trees & Tree Management	Danger Trees & Tree Management
1.8		Roads—Development and Maintenance	Roads—Development and Maintenance
1.9		Trail Systems—Development and Maintenance	Trail Systems—Development and Maintenance
1.10		Structural Fire Protection	Structural Fire Protection
1.11		Security—Call out staff	Security—On-site staff 24 hours and Alarm Systems
1.12		Power—14,400 high voltage single phase—3 phase adequate power needed	Power—14,400 high voltage single phase—3 phase adequate power needed
1.13		Waste Water—single chamber lagoon, kilometres of collection pipes, and Trained Staff	Waste Water—triple chamber lagoon, kilometres of collection pipes, and Trained Staff
1.14		Communications: Cell Tower, Fiber Optics, Copper, Satellite	Communications: Fiber Optics, Copper, Satellite
1.15		Water Source (well), Water Treatment, Water Tower (single tower) and Trained Staff	Water Source (spring), Water Treatment, Water Tower (single tower) and Trained Staff
Ref 1	Protection & Infrastructure	District of Wells	<i>Barkerville & Cottonwood</i>
1.16		Snow Removal—Contractors and Staff	Snow Removal—Staff and Equipment (sometimes Contractors)
Ref 2	Preservation	District of Wells	<i>Barkerville & Cottonwood</i>
2.1		10,000+ <i>Historical Artifacts, Items, Documents, Photographs, Other (Wells Museum)</i>	200,000+ <i>Historical Artifacts, Items, Documents, Photographs, Other</i>
2.2		10+ <i>Historical and Service Buildings</i>	200+ <i>Historical and Service Buildings</i>

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Ref 2	Preservation	District of Wells	<i>Barkerville & Cottonwood</i>
2.3		Painting Program	Painting Program
2.4		Roofing Program	Roofing Program
2.5		Foundations Program	Foundations Program
2.6		Annual General Maintenance & Repairs Program	Annual General Maintenance & Repairs Program
2.7		Snow Removal Program	Snow Removal Program
2.8		Heritage Replica Projects (Headframe, Mining Tunnels, Other)	Heritage Replica Projects (Water Pipes, Barkerville Schoolhouse, Billy Barker Shaft and Shafthouse, Canadian Claim, Other)
Ref 3	Presentation	District of Wells	<i>Barkerville & Cottonwood</i>
3.1		Rotating Displays with Not-for-Profits	45+ Comprehensive Displays in Heritage Buildings
3.2		Not-for Profit Living Interpretation Presentations—In Person and Virtual	Sixteen Living Interpretation Presentations—In Person and Virtual
3.3		Not-for Profit Theatres & Performances, Sunset Theatre, Island Mountain Arts, SARRAS, other	Theatre Royal Performances, other
3.4		Event Days	Event Days
3.5		Comprehensive Park Trail System	Comprehensive Park Trail System, including Accessible Trails in key areas.
3.6		Historic Mining	One of the most Comprehensive Historic Chinatown in North American and Historic Mining
3.7		Indigenous Program Planning and Potential Partnerships List	Comprehensive Indigenous Program Planning and Implementation.
3.8		Opportunities with Not-for-Profits	Ongoing Research and Use of the Collection for Program Enhancement
3.9		Opportunities with Not-for-Profits	Education and Partnerships (including World Distribution of Multi-media Stories) Continuous focus on Indigenous and Chinese opportunities.

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Ref 4	Commerce & Finance	District of Wells	<i>Barkerville & Cottonwood</i>
4.1		Concise Business Plan	Business Planning
4.2		What It Takes To Be World Class	What It Takes To Be World Class— UNESCO World Heritage Site Potential
4.3		Accommodation, Food, Gifting, Photography, Entertainment	Accommodation, Food, Gifting, Photography, Entertainment
4.4		Private Sector Campsite	Accommodation: 161+ Campsites, some with Cabins (20 being built between 2015 to 2022)
4.5		Private Sector Hotels and Motels	Accommodation: Cottages (four + space for two more)
4.6		Private Sector	Barkerville Gifting Product Line: On-site and On-line Sales
4.7		Private Sector and Not-for Profits, and DOW: Courses, Weddings, Meetings, Reunions	Barkerville Activities: Courses, Weddings, Meetings, Reunions, Activities Season, Other...
4.8		Wells Foundation	Giving: Annual, One-time, Estate, Memoriam, Milestone, Member Program, Other
4.9		Partnerships for: Preservation, Presentation, Activities, Products, Other	Partnerships for: Preservation, Presentation, Activities, Products, Other
4.10		Year-round Recreation: Hiking, Biking, Snowmobiling, Walking, Wheeling, Running, Cross & Back country skiing, Tubing, Snowshoeing, Kicksledding, Skating, ATVing, Other	Year-round Recreation: Hiking, Biking, Snowmobiling, Walking, Wheeling, Running, Cross & Back country skiing, Tubing, Snowshoeing, Kicksledding, Skating, ATVing, Other
4.11		Staffing & Contractors: Administration & Finance, Operations and Maintenance, Administrative, and Contractors	Staffing & Contractors: Administration & Finance, Operations and Maintenance, Administrative, Commerce, and Contractors
4.12		Strategic Planning: Economic Development, Official Community Plan, Long-term 50 year Planning	Strategic Planning: Economic Development, Master Parks Plans, Long-term 50 year Planning
4.13		Affordable Staff Housing— Seasonal and Year-round	Affordable Staff Housing—Seasonal and Year-round
4.14		Extensive Framework: Indigenous Relations, Governance and Partners	Extensive Framework: Indigenous Relations, Governance and Partners

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

Overview

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

Categories

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

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

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

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

Appendix A: Completed Projects

Appendix B—P044 Series: Operations Projects

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

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C=Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **E & A ED**=Estimated and Actual end date yy-mm **ID**=idea identified **PL**=planning **IP**=implementation phases

E=complete/evaluation (1 to 10) **OG**=Ongoing

IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

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

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
1	P006	Indigenous Partnerships	Mayor & Councillor Lewis	1		22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		2		24-02		x	x	x			
1.3	P050.2	Lhtako Dene Nation Partnerships—Water Management		1		24-02		x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Community Forest		1		23-06		x	x	x			
2	P017	Osisko MOU and Community Agreement	Mayor and Councillor Funk			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1—In-trust: \$256,000	1	CA in steps	22-04		x	x	x	x		
2.2	P017.2	Land Use		1		23-06		x	x	x			
2.3	P017.3	Taxation		1		24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract		1		24-08		x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3		DOW & Partners-- Emergency and Prevention Planning & Implementation				24-02		x	x	x			
3.1	P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P076	PROV BC-- Disaster Risk Reduction-- Phase 1-- Lowhee Emergency Dike Repair	\$2,100,000 In-trust-- EMCRBC Transfer 1 \$1,555,277.89 Transfer 2 Transfer 3	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2.1	P083	Category 1 & Category 2-- Consulation and Small Projects Planning	\$150,000 In-trust UBCM Transfer 1 \$150,000	1		24-01		x	x				
3.2.3	P082	Category 3-- Lowhee Phase 2	\$5,000,000 In-trust UBCM Transfer 1 \$2,500,000	1		24-01		x	x				
3.3	P042	2024 UBCM-- Emergency Operations Centres Equipment & Training	\$40,000	1		23-01	25-03	x	x	x			
3.4	P065	2024 UBCM-- FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P022	DOW & Partners-- Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.6	P014	UBCM-- Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust Transfer 1 \$61,000	1	x	21- 04	24- 03	x	x	x	x	x	
3.7	P058	MULTI- PARTNER-- Highway 26 Wildfire Fuel Mitigation Project		2		22- 11		x	x				
3.8	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Intrust Part 1-\$15,000 Part 2-\$15,000 Accounts Receivable	1	x	22- 11	24- 03	x	x	x	x	x	
3.9	P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	GCF \$300,000+ Interim Unit Heritage Branch \$60,000 1,300,000+ Future New Units	1/2	x	22- 12	25- 03	x	x	x	x		
3.10	P040	2024 UBCM-- Public Notification & Evacuation Routes Planning	\$30,000 In-trust	1		23- 01	TBD	x	x	x			
3.12	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 Phase 2 In-progress	1	x	22- 08	26- 03	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.13	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000 In-trust Transfer In- Progress		x	24- 06	24- 11	x	x	x			
3.14	P101.1	PROV BC EMCR 2024 Wildfires		1		24- 05		x	x	x	x		
3.15	P101.2	PROV BC EMCR 2025 Wildfires		2									
3.16	P103	Wildfire Fuel Treatment		1		22- 02		x	x				
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 Esimated Engineering & Construction	\$290,000 + In-kind Complete \$5,000,000 \$2,500,000+ investments in progress	1	x x x/TBD	20- 04	26- 03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF- MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (UBCM Community Works Funds) See also P31	1	x	19- 04	24- 03	x	x	x	x	x	
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000	2	x x	22- 12	26- 06	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5		Planning, Housing, Community, Facilities Economic											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP x ICSP	18-04	24-12	x	x	x	x		
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-12	x	x	x	x	x	
5.3.1	P035.1	Dark Sky Project		2		24-02							
5.3.2	P035.2	Heritage Protection Zone(s)		2		24-02							
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust	1		18-05	24-12	x	x	x	x		
5.5	P057	UBCM-- Housing Strategy Revision	\$15,000 In-trust	1		21-01	24-12	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24-01		x					

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20-04	24-12	x	x	x			
5.8	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P004 Submission 1 --\$1,100,000 not approved Submission 2 --\$750,000 not approved Submission 3--submitted, decision 2025 March	1		22-11	27-03	x	x				
5.9	P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20-04	24-10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Councillor Lewis (see also P017) 2023 & 2024 Transfers \$324,481 \$50,799	1		18-04	OG	x	x	x	x		
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Fitness Centre Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners-- Barkerville Topics		1		23-01	OG	x	x	x			
5.13	P016	PROV BC--Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.15	P025	NDIT--2023 Economic Development Officer Funding	2023/2024--50,000 2024/2025 50,000	1		22-11	24-03	x	x	x			
5.16	P045	NDIT--Grant Writer Program	10,500	2		22-11	24-03	x	x				
5.17	P093	NDIT--Economic Infrastructure		3									
5.18	P094	NDIT--Community Places		3									
5.19	P095	NDIT--Business Facade	2024-\$20,000 2025--\$20,000	1		24-01		x	x	x			
5.20	P037	UBCM--Community Works Funds (was Gas Tax Fund)	2021--\$65,000 2022--\$67,431 2023--\$35,419 2024-TBD	2		18-04	OG	x	x				
5.21	P047	PROV BC--Destination Development		3		23-01	x	x					
5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust at Barkerville	2		05-01	23-09	x	x	x	x		
5.23	P102	PROV BC--LGCAP	\$41,000 per year 2022 to 2026 Transfer 1 \$41,000 Transfer 2 \$41,000 Transfer 3 \$120,373	2		22-03	26-07	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
A		Appendix A-- Complete											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 In-kind from West Fraser, Osisko, Fallon	C	x	20- 04	23- 09	x	x	x	x	x	8/10
A.2	P061	BC HYRDO-- LED Steet Lighting	35,000	C		20- 10	22- 11	x	x	x	x	x	7/10
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22- 04	23- 03	x	x	x	x	x	9/10
A.4	P079	2024 UBCM-- Disaster Risk Reduction-- Climate Adaptation Application (See P082 & P083)	Submitted \$5,600,000 Approved \$5,300,000	C	x	24- 01	24-09	x	x	x	x	x	10/10
A.5	P015	PROV BC-- Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	C	x	22- 04	23-11	x	x	x	x	x	8/10
B		Appendix B-- Operations											
B.1	P044	DOW-- Operations & Governance Improvement Plan		1/2		23- 01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2		23- 01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1									
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22- 11	23- 12	x	x				
B.5	P044.P071	Mooney Lane House Fire		1		22- 06		x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
B.6	P044.P038	DOW—Fitness Centre Upgrades and Location Decision	2023—25,000	1		22-11	23-04	x	x	x	x	x	
B.7	P044.P019	PROV BC & DOW—Cemetery	See also P36	2		22-06	OG	x	x				
B.8	P044.P007	DOW Municipal Hall Upgrades	2022--\$80,000 2023--\$50,000	1		22-04	24-12	x	x	x	x	x	
B.9	P044.P008	DOW Firehall Upgrades	2022--\$90,000 2023--\$85,000	1		22-04	23-12	x	x	x	x	x	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23-01		x	x	x			
B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x	x	x			
B13	P044.4	Novaks Land Use				22-08		x	x				

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

Risk Assessment Levels						
Low		Moderate		High	Extreme	
Ref	Item			Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment			5,000,000	21,500,000	Collection and Treatment
2	Water			630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities			2,500,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection			1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection			5,000,000	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing				7,500,000	Various Formats
7	Power			3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal			185,000	185,000	Improved Plan, Equipment
9	Emergency Evacuation Routes			200,000	6,000,000	Forest Service Roads & Purden Connector Options
10	Highway 26			10,000,000	10,000,000	Short and Long-term Plan
11	Flooding			8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	DOW Roads			250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery			100,000	500,000	Land and Facilities
14	Contaminated Sites			1,200,000	Unknown	Research, Planning, and Remediation
15	Totals			\$37,065,000	\$97,685,000	

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

Appendix G--Facilities Upgrades List

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

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Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service 	3,000	
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
2023	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
2024	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting		Estimating
	C Hall	Interior Wall Covering Repairs and Painting		
2023	C Hall	Projection Screen—8' Portable	1,000	
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		C
2023	C Hall	Health Office Upgrades and Wheelchair Washroom	15,000	
2023	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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Appendix G--Facilities Upgrades List

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

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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		C
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room Rennovation and HVAC	20,000	IP
	C & R	Fitness Room Washrooms	10,000	
	C & R	Fitness Room Doors	2,000	IP

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Appendix Q—2023 to 2026 Budget Items List

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	Wbccrc School Kitchens Improvements	3,500	1		2023	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023	
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	Wbccrc Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop	TBA	1		2023	

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- **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 painting
 24. Wbccrc overall power assessment—new panels, and potential of additional power
 25. Wbccrc window stops
 26. Community Staircase External Exits
 27. Other
- **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)**

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P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		
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		
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		

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P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
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		

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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 & 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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<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