

**DISTRICT OF WELLS SPECIAL OPEN COUNCIL MEETING  
TUESDAY NOVEMBER 26, 2024—6:45PM TO 8:00PM  
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 Special Open Council Meeting**

Time: Nov 26, 2024 06:45 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89134827901?pwd=ShAUUTASdHHTU3zOkfHdxd33ba4Ux4.1>

Meeting ID: 891 3482 7901

Passcode: 176067

**1.1 Call to Order and Agenda for the Special Open Council meeting of Tuesday November 26, 2024, 6:45pm to 8:00pm**

**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 Special Open Council meeting of Tuesday November 26, 2024, as circulated.

**2.0 MINUTES--NIL**

**3.0 CORRESPONDENCE--NIL**

**4.0 DELEGATIONS AND PRESENTATIONS**

**4.1 (6:45pm) Urban Systems--Integrated Sustainability Update and Council Round Table**

**4.2 (7:30pm) Clear Course Consulting—Economic Development Plan Update and Council Round Table**

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**6.0 Reports**

**6.1 Mayor’s Report**

- Meeting Dates:
  - **November 26 - Tuesday**
  - Urban--Noon – Arrive in Wells
  - 1:30 – 2:30 – Meet with Staff
  - 3:00 – 4:00 – Meet with Advisory Committees (members send Teams link directly if now able to attend in-person)
  - 4:30 – 6:30 Public Open House
  - 6:45 – 8:00 – Council meeting—Special Open Public for IOCP (Urban in-person) and Economic Development Plan (Clear Course by Zoom) Final Overviews
  - 
  - **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			

**6.2 CAO Reports**

6.2.1 General Updates and Other

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

**7.0 INFORMATION AND ANNOUNCEMENTS--NIL**

**8.0 ADJOURNMENT**

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

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Special Open Council meeting for Tuesday November 26, 2024.

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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
<b>1</b>	<b>P006</b>	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	<b>1</b>		<b>22-04</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>			
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			
<b>2</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Councillor Funk</b>			<b>22-06</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>		
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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<b>3</b>		<b>DOW &amp; Partners-- Emergency and Prevention Planning &amp; Implementation</b>				<b>24-02</b>		<b>x</b>	<b>x</b>	<b>x</b>			
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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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+	<b>Phase 1</b> Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 <b>Phase 2</b> In-progress	1	x	22- 08	26- 03	x	x	x	x		

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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				
<b>4</b>		<b>Infrastructure</b>											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 <b>Esimated Engineering &amp; Construction</b>	\$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)	<b>PROV BC &amp; GOV CAN</b> \$426,572 <b>In-Trust</b>  <b>DOW-</b> \$213,286 <b>(UBCM Community Works Funds)</b> 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)  <b>7,000,000</b>	2	x  x	22-12	26-06	x	x	x			

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<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	
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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5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20-04	24-12	x	x	x			
5.8	P029	PROV BC--REDIP WBCRC Project	1,100,000 See also P004 Submission 1 --\$1,100,000 not approved Submission 2 --\$750,000 not approved Submission 3--submitted, decision 2025 March	1		22-11	27-03	x	x				
5.9	P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20-04	24-10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Councillor Lewis (see also P017) 2023 & 2024 Transfers \$324,481 \$50,799	1		18-04	OG	x	x	x	x		
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCRC Roof Fitness Centre Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners-- Barkerville Topics		1		23-01	OG	x	x	x			
5.13	P016	PROV BC-- Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	

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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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<b>A</b>		<b>Appendix A-- Complete</b>											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 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>B</b>		<b>Appendix B-- Operations</b>											
B.1	P044	DOW--Operations & Governance Improvement Plan		1/2		23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2		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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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	<b>Totals</b>				<b>\$37,065,000</b>	<b>\$97,685,000</b>	