

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xatśūll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.

Stated Twice--This meeting will be recorded with Zoom and published for public viewing; being part of the recording implies your consent.

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting
Time: Dec 10, 2024 04:00 PM to 5:30PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/88922774913?pwd=GbMFZysaKsuSz2VHIn10ryqltbLmGL.1>

Meeting ID: 889 2277 4913

Passcode: 035758

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday December 10, 2024, 4:00pm to 5:30pm

1.2 Recommendation/s: THAT Council approves to call the meeting to order (date and time).

1.3 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday December 10, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday November 19, 2024, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

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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. **We will have a Options and Update Report in 2025 January.**
- P014—Structure Wildfire Prevention. Current project completed with final report being completed. 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, Community Liaison for District of Wells Posted, Funding and Investment discussions continue. Project “video” rendering unveiled at Osisko Community Meeting September 5th, soon to be posted for all public. Topics to date have included:

<ul style="list-style-type: none"> ● Lowhee Creek ● Concentrator and Camp Buildings ● Social Worker Position ● DOW CG Liason Position ● Health Services ● Tourism EA Requirements ● Highway 26 ● EA New Water Source Commitment ● Structural and Wildfire Fire Equipment and Services ● Wbccrc Contributions ● Taxation and BC Assessment ● Emergency Preparedness—Water, Wildfire, Routes, Other ● Asset Improvements ● 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) is completed and claim is being prepared.
- 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, Xatsúll 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.

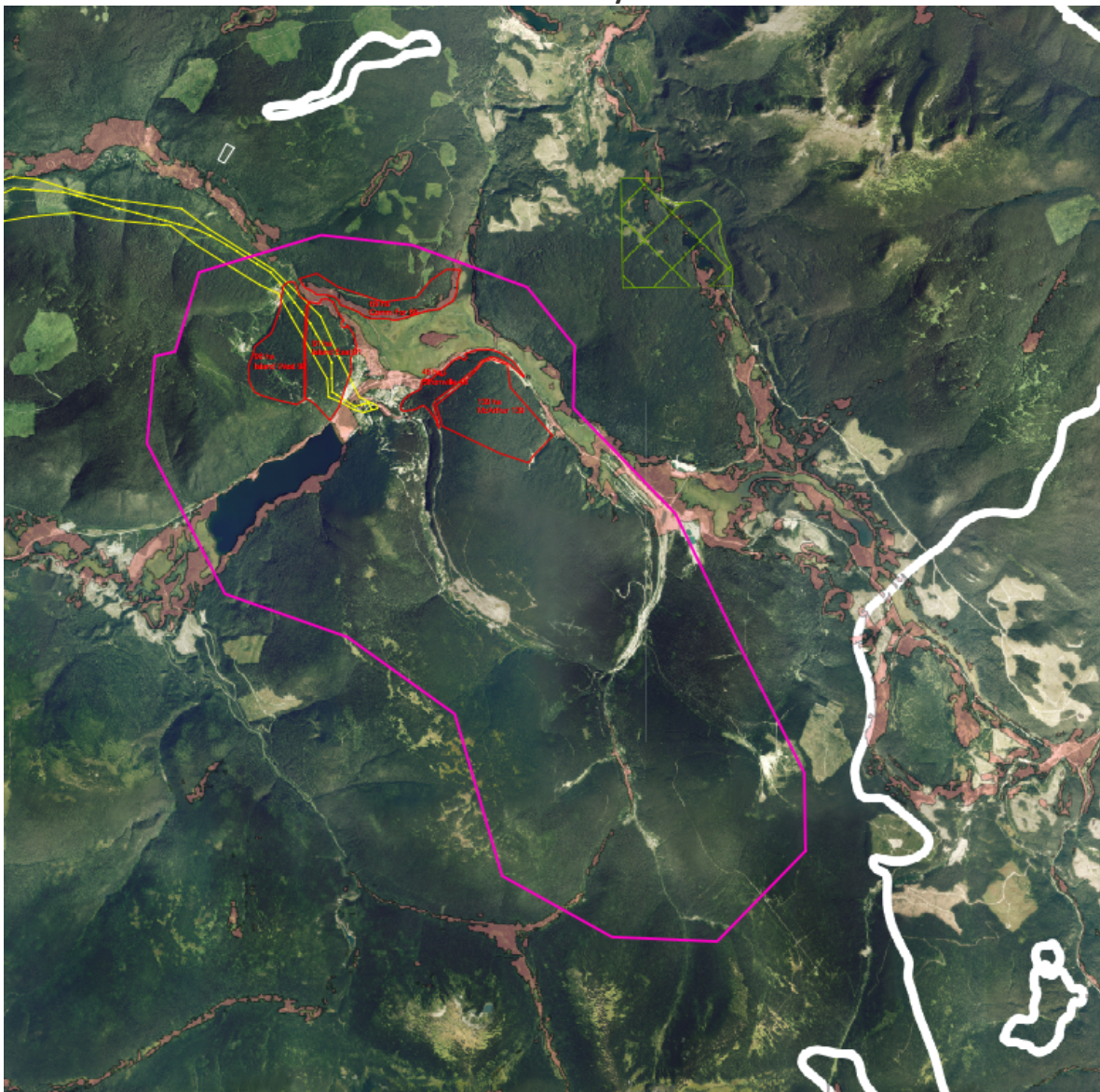
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- P046—Barkerville and Cottonwood RFP submitted for DOW, and support still in-place for Barkerville Heritage Trust RFP submission as well.
 - P050—Lhtako Dene Nation Active Discussions and Partnerships
 - Crownlands
 - Disaster Risk Reduction—Climate Adaptation for Flooding and Wildfire
 - Community Forest
 - Power Line Project
 - Barkerville and Cottonwood Renewals
 - P057—UBCM Housing Plan Update
 - P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (one more claim remains and is being prepared)
 - **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
 - P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - BC Timber Sales
 - West Fraser Timber Company

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AGENDA**

- 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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6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.8 (posted at Wells.ca)
- Staffing Update—DOW Cariboo Gold Liaison (posted, and applications being reviewed);
- 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 December 10**—1:00noon to 3:30pm—In-camera Council and Osisko (Osisko from 1:00noon to 2:00pm only)
 - **2024 December 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

6.2 CAO Reports

6.2.1 General Updates and Other

6.2.2 Animal Control Bylaw 44, 2001 (Review and Discussion)

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 December 10, 2024.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday December 10, 2024.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 19, 2024, 3:00pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky, Facilities, Lands & Infrastructure Manager Tyler Doerksen

PUBLIC GALLERY: 3 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT

1.1 Call to Order

24-183 MOVED Councillor Lewis, Seconded by Councillor Funk THAT Council at 3:03 pm approves to call the meeting to order for the Regular Council Meeting of Tuesday, November 19, 2024.

Carried Unanimously

1.2 Approval of the Agenda

24-184 MOVED Councillor Trotter-Wanner, Seconded by Councillor Funk THAT Council approves the agenda for the Regular Council Meeting of Tuesday, November 19, 2024, as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the minutes for the Regular Council Meeting of Tuesday, November 5, 2024

24-185 MOVED Councillor Lewis, Seconded by Councillor Funk THAT Council approves the minutes for the Regular Council Meeting of Tuesday, November 5, 2024, as circulated, with friendly amendments.

Carried Unanimously

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only

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AGENDA**

- P002—Wastewater and Contaminated Soils—it is confirmed that everything to do with the Lagoon, treatment and the outfall will fall under Ministry of Environment. Outfall Options and Treatment Analysis options continue to be examined..
- 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.
- 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 9th, 2024.
Nothing to report except that Osisko is waiting for their master permit from the Ministry of Mines.
- P018—PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). In final stages of project- water treatment plant is complete.

The **CAO** presented the report to Council “Water Advisory Removal” a copy of which is included in the November 19th Agenda package on the District of Wells website.

The CAO reported that the report to Council is a recommendation and request 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.

As background, the FLI Manager, who is certified in Water Technology, conducted recent water tests of the water in the District at 15 locations - the same locations in the original testing that led to placing the advisory on lead in the water supply of January of 2021. With the recent tests meeting all water sample protocols - lead in the water supply is now within the guidelines for the Canadian water quality maximum concentration of .005 milligrams per liter or five parts per billion. Northern Health who holds all responsibility for all water quality advisories, have confirmed the safety of drinking water in the District as well. The District has been given a clean bill of health with respect to lead in our water supply and the recent completion of our \$640,000 water treatment facility upgrade also assures that the water supply meets all non lead related water quality standards. The water quality is monitored on a regular basis for all other potential impurities in the water that are health and safety related.

Although the water is well within all water safety guidelines there are a number of best practices that we would recommend that Health Canada provides for the public to follow. The first is that you flush stagnant water from your home water tap by letting the cold water run for one to 5 minutes or until the water turns colder. This should be done before drinking or cooking, first thing in the morning, or anytime your plumbing system has not

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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 you are concerned. Lead will not enter the body through skin or by breathing in vapors while showering or bathing.

In BC, we have a water quality legislation that protects us from any other potential dangers within the water supply and our staff regularly perform these water tests to ensure that our water is safe to drink and that we comply with all safety protocols.

At the District of Wells, we've been providing free bottled water to residents over the past two years. The total cost of this was \$46,500 in 2023 and just under \$42,000 year to date. To date, the District's contribution has been 1/3 of this while the other 2/3 is claimable as a water treatment facility upgrade cost which is covered by the province and the federal government. But with completion of the project, any further cost would be completely borne by the District.

The recommendation based on recent testing of the water supply, confirming the safety of drinking water in the District of Wells and approval from Northern Health is that the supply of bottle bottled water to Wells residents costing upwards of \$40,000 per year can now be discontinued.

Comments/Questions:

Councillor Lewis—inquired that, if after running the cold water for 5 minutes, people still have concerns about the quality of the water regarding visible things in the water, should they talk to the Mayor or the Facilities, Lands and Infrastructure (FLI) Manager.

The CAO noted that the FLI Manager is in charge of the ongoing water testing protocols. The CAO further noted that, as far as concerns about the quality of the water that are visual, there are visual components that do not affect quality of the water and that the water is tested regularly to ensure safety and compliance to all health standards.

The FLI Manager added that 2 tests are done on the water every month: 1) Bacteria Samples and 2) Turbidity. These tests are rated on a scale of 3, with LT3 being the lowest score and LT1 the highest Wells tests results are LT1. These results are available online under Wells at the Northern Health website. There are 5-6 locations that are tested around Wells and the results have never been lower than LT1 which is the best rating. If residents have concerns they can either contact the FLI Manager or send their water in for testing privately. If you live close to one of the testing sites your water should have the same rating unless there is a plumbing issue at your residence.

Councillor Funk—fantastic news regarding lifting the water advisory! Friendly edit to the Report—the water advisory has been occurring since the winter of 2021. Will the provision of bottled water end immediately? The **CAO** responded that a flyer was going to be sent out, possibly to everyone's mail box. Will the unused water be sent back for a refund? **CAO-**

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-Yes, staff will work out these details. Also, a notice containing the information regarding the water--press release, water discontinuation, best practices procedure to follow to minimize the lead in your water—will be posted at the back door of the Community Hall, the location where people would pick up their water. There are still details to work out. Councillor Funk--When did the water program end? The **Mayor** replied that the program has not ended until Council approves Motion 24-186. At that point there is still some work to do but all the homework has been done. If Council does not approve the Motion, negotiations must take place with Municipal Affairs regarding further water. If Council approves this motion today it will remove the need for subsidy from the Province for our water and wrap up the Water Treatment Plant project at the same time.

Councillor Funk—clarifying that up until now 2/3 of the cost of the water has been subsidized by the Province, which is still a large amount of money for the District to pay. The **CAO** responded that, as part of the overall project, the District would have to pay 1/3 of the cost of the \$640,000 project regardless of whether it was used for water or some other cost. In that sense we have been getting the water for free.

--For a time the water was delivered to some residents' homes by District staff which will not be done now? The **FLI Manager** replied that only a few people were still getting water delivered. He also noted that ending the free bottled water will cut down on the cleaning needed at the Hall and also allow the Hall to be locked improving building security.

Councillor Trotter-Wanner—inquired about the lead numbers on the Results Summary, noting that the Water Treatment Plant number was higher than the other buildings tested and wondered how this was possible?

The **CAO** responded that the water at the Water Treatment Plant is not tested through a pipe coming directly from the well but rather through the tap which is an old brass fixture and may have lead solder in the pipes, unlike any other pipes in the town system. Nobody drinks out of this tap and it only affects the water in that sink.

The FLI Manager added —An hour by hour study was done of the tap to try to figure out what was going on. This is an oversized copper pipe -1½ " vs. standard 5/8". Water comes through those pipes and goes through a very large brass back-check valve. This is so the water cannot come from that sink and back into our water supply. The water then travels through 1" copper that does not get turned on often and is therefore very stagnant. The FLI Manager also suspects that the wrong solder was used initially in the early 2000s. Acidity of the water and the fact that the tap in the treatment plant has long stagnation time and a long copper pipe to go through in the building creates more opportunity for lead to leach out. A back check valve prevents any of this water getting into the District water supply distribution.

Councillor Trotter-Wanner—noted that since the water treatment plant is the first test point before sending all the water into town, it should have the most accurate numbers, not the least accurate. It would be nice to have a higher number coming from the Plant.

The FLI Manager and CAO both commented that the test results are very accurate. Again, the water that was tested in the plant and came up with a higher value was still well within

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the safe range but most importantly does not have any flow-through to the water supplying homes in the District.

Gallery--NIL

24-186 MOVED Councillor Funk, Seconded by Lewis THAT Council approve the 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.

Carried Unanimously

Mayor Coleman—Facilities, Lands & Infrastructure Manager Doerksen took over a major deficit in his role almost a year ago. He faced a huge, huge amount of challenge to have the Water Treatment Plant renovated plus establish the whole proper protocol from proper testing to proper training to proper everything. **To Manager Doerksen:** Thank you for that and for all the work you did with the Plant itself with the engineers and contractors.

To CAO Dombowsky: Thank you for supporting you Manager, for supporting the process and for scripting the right content for us today. Fantastic. Thank you to all the other folks that were involved.

Press Release--draft was discussed, with one edit noted by Councillor Funk. The Mayor will post the press release on the website later today The Economic Development Officer will post the press release on Facebook.

24-187 MOVED Councillor Funk, Seconded by Lewis THAT Council approve the Press Release-Water Given a Clean Bill of Health in Wells, BC.

Carried Unanimously

Mayor Coleman thanked everyone very much!

- P029—REDIP Grant Submission for “Wells Business Centre Spaces Renovations” for \$566,500. 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.
- P030—PROV Island Mountain Arts and Jack of Clubs Lake & Area Reclamation Project— No change to Contaminated Sites except that down at the waste water area, the land base of crown land, there is a small overlap between Contaminated

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Sites and the Ministry of Environment, which Contaminated Sites has deferred to the Ministry of Environment.

- P040 - no updates except that the CAO and Mayor will be moving toward a meeting with Canfor and with the Lhtako Dene on the Purden Route options.
- P046—A letter of support has been written by Mayor Coleman to the Chair of the Barkerville Heritage Trust. All parties find it helpful to see how both communities support each other. The letter of support and the attachments are available in the Agenda for the public to review.
- P050— Lhtako Dene Nation Active Discussions and Partnerships. Discussed in first quarter of 2025 at their Council 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. All major claims are in.
- P083 \$300,000—Category 1 Approved –Water Management and P084—
Category 2: Water Management Plan and Indigenous Partnerships—Preliminary work is complete.
- 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-very close. Once all parties agree and it's approved, it will start right away.
 - 2B- 220-meter section below dike that's already built- 85% through the engineering.
 - 2C- Sediment trap -will be included with 2B
 - 2D- Dredging the Jack O Clubs Lake
 - 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

It has been confirmed that there is a stockpile of materials from Lowhee 1 to which the Crown has agreed it can stay where it is and they will let the District know if the materials can be used on the continuation of the dike. If any material is taken out of 2A or 2B, the District is approved to stockpile that in a separate pile next to the first stockpile

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- P100-- District of Wells Flooding Project—Complete
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—the District has received all of the \$120,000 for the Local Government Climate Action program which the District will put in trust - \$40,000 in this fiscal year; \$40,000 in 2025; \$40,000 in 2026.
- 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
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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. The next step is to go to all partners and confirm that the oval is acceptable. Then there will be a joint meeting, in person and Zoom, to discuss with all the partners and get feedback from everyone.

The Mayor noted that he has updated the District of Wells- Strategic Priorities Projects Tracking Grid and encouraged Councillors to print a colour copy. The Mayor verbally reviewed the first page.

Councillor Funk inquired if there was going to be a debrief in November regarding the Wells wildfire evacuation last summer? The **Mayor** responded that the Master Plan needs to be updated by the CAO, Councillor Trotter-Wanner and himself as well as a short synopsis of the Emergency Plan. A debrief report with Emergency Management BC on what we went through, which will include Barkerville, must also be completed. These three tasks will be completed in the first quarter of 2025. After completion there will be a live/Zoom meeting with the proponents including RCMP, First Responders, Council, Staff. This will be followed by a public meeting.

24-188 MOVED Councillor Funk, Seconded by Councillor Lewis THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

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- Concise Business Plan—Version 4.7 is posted on the District website including the 2022 Audit. Version 4.8 is scheduled for completion soon.
- Staffing Update—DOW Cariboo Gold Liaison posting has closed. CAO reviewing next steps.
- Finance and Budget—Focus now on 2023 Audit and 2024 Taxes and any work that can be done on the 2024 Audit. 2024 Audit will take place in March 2025. Once this is updated and completed, a draft budget for 2025 be produced. Currently confirming Community Forest Dividend amounts for the 2024 and 2025 as the District is dependent on these funds for the Operating Budget. Councillor Lewis noted that the burn area is now being harvested, under permit, and is expected to be completed by the end of November. The Mayor noted that that this may produce some net income for the Community Forest and the District. If so, the income will be included in Accounts Receivable for 2024 .
- Meeting Dates:
**November 26 & 27--
Integrated OCP with Urban Systems and ECDEV Plan with Clear Course**

November 26-Tuesday
 - Urban Systems--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)—Council Meeting—Special Open Public for IOCP (Urban in-person) and Economic Development Plan (Clear Course by Zoom) Final Overviews
 - Urban Systems stay in Wells
November 27-Wednesday
 - 9:00 – 10:00am--Meet with Staff
 - Urban –Return to Vancouver
- 2024 December 10—1:00 to 3:30pm—In camera Council and Osisko (Osisko from 1:00 to 2:00pm only)
- 2024 December 10—4:00 to 5:30pm+ --Regular Council

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May 6, 2025	November 18, 2025
May 20, 2025	December 9, 2025
June 3, 2025	

Discussion—Draft Regulation Council Meeting Dates

Mayor Coleman would like feedback from all Council and Staff members regarding the proposed Meeting dates, to be discussed at the December 10th Council meeting.

Councillor Funk—

- noted that in September 2025 the meetings are back-to-back to allow for UBCM.
- having a Council meeting directly following a long weekend adds pressure to Staff and Mayor & Council and proposed Wednesday meetings after long weekends.
- inquired if Council meetings in the afternoon will continue? The Mayor responded that this will be a separate discussion.

- Select Committees’ Short Updates--

Councillor Funk-- Community Buildings and Lands Select Committee

The Community Buildings and Lands Select Committee meeting is on November 26th, 2024, which has now morphed into a joint meeting with Vision & Planning and Urban Systems on the Integrated Community Plan. A new time will be set for the Community Buildings and Lands Select Committee to meet, hopefully on November 26.

6.2 CAO Reports

6.2.1 General Updates and Other--

- The Osisko Liaison position is in the shortlisting phase and screening interviews will be arranged shortly
- A reminder that the Fitness Centre is open and doing well. A lot of positive feedback has been received by the District. With the winter

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weather upon us, it is a great place to go and stay fit and the interest in memberships is reflecting this.

- The CAO noted that there is a lot of interest in the Ice Rink as well and deferred to the FLI Manager for an update.

The **FLI Manager** reported that was all set to start flooding the rink last night, November 18th. He is learning a lot about the rink as he goes and thoroughly enjoys it. While researching, he discovered that it is recommended that the surface temperature of the area to be flooded be at -5. The FLI Manager determined after checking it regularly for an hour that the floor wasn't cold enough. If the cold weather continues the rink should be in full swing by December. RCMP Constable Brown has spearheaded a project for winter decorations that will mainly be focused on the rink. Currently, the High School students are working on this project. The FLI Manager has established a plowing regime for the rink with Trent. The entrance to the rink between the pavilion and the skate shack will be eliminated this year so it is more of a loop around the building.

Regarding snow removal and street sanding, he also noted that the access to sand difficulty may be mitigated in conjunction with Osisko or other local entities. The snow removal contractors are working well. The main streets have been lightly plowed and the side streets will be done after the next dump of snow.

Questions for CAO:

Councillor Funk

--inquired about the policy/practice of leaving piles of snow at the edges of the street: will the piles get cleaned out or will they just grow? **FLI Manager Doerksen** responded that the pile will grow and will be removed and trucked away in February.

--noted that Pooley Street was a District road and wondered why the windrows were not cleared in front of the Hotel and the BNC Store. **CAO Dombowsky** replied that the plowing by the District is done on the travelled roadway and only removes windrows on roadway not on private parking areas.

Councillor Lewis

--also inquired re plowing, if the streets would be plowed wider

Manager Doerksen responded that this first plow was with the plow truck and loader and that once more snow is received a grader will be used. The standard is 10+cm.

CAO Dombowsky stated that we must be mindful of the budget for snow removal and the forecast for a heavy snow year. The CAO is pleased that the FLI Manager is on top of it and managing it prudently. Therefore, if people have any complaints about the snow plowing, they can come directly to him.

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Mayor Coleman noted that the District is hoping over time that there will be a long-term emergency snow removal reserve fund in case of a cranky, cranky snow year.

24-189 MOVED Councillor Lewis, Seconded by Councillor Trotter-Wanner THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Lewis-

- February 15, 2025- Gourmet Ski. Tickets will go on sale early 2025.
- Dog sled weekend is scheduled for one week before the Gourmet Ski

Councillor Funk-

- Tomorrow, November 20th – Piano Heist performance at the Sunset 7:00 pm
- 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.

Councillor Trotter-Wanner-

- Thursday, November 21st, is Wells Works Wednesday, on Thursday this week
- Disc Golf has wound down for the season
- Wells Works is on November 29 at 6:00pm

7.2 Staff- NIL

7.3 Public Gallery—

Carrie Chard, General Manager of Barkerville Historic Town and Cottonwood House-

- thank you for the letter of support and appreciate everyone's input
- Richfield project completed
- no longer burning at the airstrip-ran out of time

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- Lagoon project is as completed as it's going to be- has come to a standstill because of the weather/temperatures
- Olde Fashioned Christmas-December 14 & 15, 2024- poster will be posted in a few locations in the Wells community regarding the pay-what-you-can so residents will understand what is happening as well as sending it to the District staff. Ms. Chard has reached out to RCMP, BC Ambulance, Emcon, Osisko and West Fraser to let them know there will a substantial amount of traffic on the Olde Fashioned Christmas weekend, probably beginning Friday night. Many people are already asking about the weekend.
- Apologies to the District of Wells for the malfunctioning fire alarm in Barkerville last weekend. It has been replaced and has been on test until late tomorrow, November 20, and will then go online.

8.0 ADJOURNMENT

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

24-190 MOVED Councillor Lewis, Seconded Councillor Trotter-Wanner THAT Council at 4:22pm adjourns the Regular Council meeting of Tuesday, November 19, 2024.

Carried Unanimously

Mayor Ed Coleman

CAO Jerry Dombowsky

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**THE DISTRICT OF WELLS
ANIMAL CONTROL BYLAW No. 44, 2001**

A Bylaw to regulate dogs and cats in the District of Wells

WHEREAS the Council is authorized to regulate the keeping of animals within the District of Wells; and

WHEREAS the Council is authorized to provide for the seizure, impound and detention of animals and to regulate and establish fees and fines;

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

1. This Bylaw may be cited for all purposes as the "Animal Control Bylaw No. 44, 2001"

2. DEFINITIONS:

In this Bylaw, unless the context otherwise requires;

2.1 ANIMAL means any *dog* or *cat*.

2.2 AT LARGE, BE AT LARGE or RUN AT LARGE means:

2.2.1 On the premises of a person other than an *owner*, without the consent of the *owner* or occupier of such premises;

2.2.2 On a public street, on public school grounds, or in a public place, except when in the custody of and under the direct control of an *owner* or a responsible and competent person;

2.2.3 Not securely confined within an enclosure; or

2.2.4 Not securely fastened so that it is unable to roam.

2.3 AUTHORIZED PERSON means any officer or employee of the *District*, the *Poundkeeper*, employees or agents of the *Pound* or any *Police Officer*.

2.4 CAT means a member of one of the Feline or *Felis Domesticus* species.

2.5 DISTRICT means the District of Wells.

2.6 COUNCIL means the elected Council of the District of Wells.

2.7 DOG means a member of one of the Canine or *Canis Familiaris* species

2.8 IDENTIFICATION means a collar or tag worn by an *animal*, which includes the name, address and contact number of the *owner*.

2.9 IMPOUNDED ANIMAL means any *animal* under the custody or control of the *Poundkeeper*.

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- 2.10 IMPOUND means seize, deliver, receive, or take into the *Pound* or place into the custody of the *Poundkeeper*.
- 2.11 LEASH means a chain or other material of sufficient strength or a similar device of physical restraint that does not exceed two (2) metres in length and that is suitable for control of an *animal*.
- 2.12 MUZZLED means fitted with a device placed the over mouth of a dog that is of sufficient strength and design to prevent the *dog* from biting a person or another animal.
- 2.13 OWNER means a person who:
 - 2.13.1 is legally entitled to ownership of an *animal*;
 - 2.13.2 has actual care and control of an *animal*; or
 - 2.13.3 harbours an *animal* within or on his or her lands or premises, on behalf of another person.

Where the care, control or harbouring of an *animal* is by a child under the age of 18 years, the custodial parent or legal guardian of such child shall be deemed to be the person, owning, controlling or harbouring the *animal* for the purposes of this Bylaw.

- 2.14 POLICE OFFICER means any member of the Royal Canadian Mounted Police.
- 2.15 POUND means the facility, facilities or premises for the care, containment, or destruction of *impounded animals* as designated by the *District*.
- 2.16 POUNDKEEPER means the person or persons designated by *Council* for the purposes of managing and operating the *Pound* which includes the collection of fees for the impoundment, care of, destruction of and disposal of *animals*.
- 2.17 VICIOUS DOG means a *dog* other than a police dog;
 - 2.17.1 Which pursues, attacks, injures or kills a person or domestic animal; or
 - 2.17.2 Which has a known propensity, tendency or disposition to attack or cause injury without provocation or to otherwise threaten the safety of persons or domestic animals; or
 - 2.17.3 Which is owned or harboured primarily or in part for the purpose of *dog* fighting or is trained for *dog* fighting.

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3. GENERAL PROVISIONS

- 3.1 No person shall keep, harbour or have in his or her possession an *animal* except in accordance with the provisions of this Bylaw.
- 3.2 No person shall permit his or her *animal* to run at large within the *District* whether or not the person has entrusted the care and control of the *animal* to another person.
- 3.3 No person shall permit or cause an *animal* to cry, bark, howl or create any kind of sound in a manner which disturbs the quiet, peace, rest, enjoyment, or comfort of any person in the neighbourhood or in the vicinity.

4. *DOGS*

- 4.1 An owner of a *dog* shall provide *identification* to be worn by the *dog* at all times if the *dog* is actually or apparently three (3) months of age or older.
- 4.2 If a *dog* defecates while on property which is not owned by the owner and without the consent or knowledge of the owner or occupier of that property, the owner shall ensure that the feces are removed and disposed of in a sanitary manner.
- 4.3 No owner of a *vicious dog* shall permit the *vicious dog* to be *at large* unless the dog is *muzzled* and on a *leash*.
- 4.4 No person shall keep more than three (3) *dogs*, actually or apparently three (3) months of age or older, on any parcel of real property within the *District* unless the person has obtained the permission of the *Council*.

5. *CATS*

- 5.1 An owner of a *cat* shall provide *identification* to be worn by the *cat* at all times if the *cat* is actually or apparently three (3) months or age or older.
- 5.2 No person shall keep more than three (3) *cats* over the age of 8 weeks on any premises within the *District* unless the person has obtained the permission of the *Council*.

6. *POUND AND POUNDKEEPER*

- 6.1 The *Council* may designate by resolution a premise to be the *Pound*.
- 6.2 The *Council* may appoint by resolution a *Poundkeeper* to operate and maintain the *Pound* on behalf of the *District* and may enter into an agreement with the *Poundkeeper* for the provision of such services.
- 6.3 The *Poundkeeper* has the following powers:
 - 6.3.1 To receive any *animal* that is *impounded*;

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- 6.3.2 To retain any *animal* for a period of not less than 96 hours unless the *animal* is reclaimed by the *owner* or agent for the *owner*;
- 6.3.3 To offer the *animal* for sale to the general public or destroy and *animal*, where an *impounded animal* remains unclaimed by its *owner* for a period of 96 hours or more.
- 6.4 The *Poundkeeper* shall make a reasonable attempt to notify the owner of the *impounded animal* upon *impounding* the *animal*.
- 6.5 In order to have the *impounded animal* released by the *Poundkeeper*, the *owner* shall provide proof of ownership and shall pay the *impound* charges, the care and maintenance charges, and any reasonable expenses incurred by the *District* in delivering the *animal* to the *pound*.
- 6.6 If, in the opinion of a qualified veterinarian, an *impounded animal* is required to be euthanized for reason of illness or injury or both, that service shall be carried out and the *owner* of the *animal* shall pay the cost of the euthanasia and for the subsequent disposal of the remains.
- 7. FEES, CHARGES, FORMS
 - 7.1 Any person who is required to pay a fee or a charge under this Bylaw shall pay the applicable fee or charge prescribed in Schedule "A".
- 8. AUTHORIZATION
 - 8.1 Any officer or employee of the *District*, the *Poundkeeper*, employees or agents of the *Pound* or any *Police Officer* is authorized:
 - 8.1.1 To enforce or carry out the provisions of this Bylaw; and
 - 8.1.2 To seize and impound any *vicious dog* or any *animal at large*; and
 - 8.1.3 To investigate complaints.
 - 8.2 A *Police Officer* may kill a *dog* that is *running at large* and is attacking or viciously pursuing a person or animal.
- 9. PENALTY
 - 9.1 Any person who hinders, obstructs, interferes with or attempts to hinder, obstruct or interfere with a person authorized under this Bylaw in the performance of his or her powers and duties pursuant to this Bylaw commits an offence.
 - 9.2 A person is guilty of an offence against this Bylaw if he or she:
 - 9.2.1 Violates any provisions of this Bylaw; or
 - 9.2.2 Causes or permits any act or thing to be done in contravention or violation of any provisions of this Bylaw; or

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9.2.3 Neglects or omits to do anything required under this Bylaw.

9.3 Each day's continuance of an offence under Section 9.1 or 9.2 constitutes a new and distinct offence.

9.4 Every person who commits an offence under this Bylaw is liable, on summary conviction, to a penalty not less than the amount set out in Schedule "B" of this Bylaw, but not exceeding a maximum of two thousand dollars (\$2,000) plus the costs of prosecution.

10. SEVERABILITY

10.1 If any portion of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

READ A FIRST TIME THIS 4th DAY OF DECEMBER 2001

READ A SECOND TIME THIS 4th DAY OF DECEMBER 2001.

READ A THIRD TIME THIS 4th DAY OF DECEMBER 2001.

READ A FOUR TIME AND ADOPTED THIS 18th DAY OF DECEMBER 2001.

Dave Hendrixson, Mayor

Gary Champagne, Chief Administrative Officer

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SCHEDULE "A" of Bylaw No. 29 Animal Control Bylaw

FEES AND CHARGES

The fees and charges provided under this Bylaw are outlined in the following table:

SECTION	TYPE OF FEE OR CHARGE	FEE
6.5	Impound Charge	\$50.00
6.5	Care and Maintenance during Impoundment	\$15.00 per day of impoundment
6.6	Euthanize	\$25.00
6.6	Disposal of Remains	\$5.00

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Schedule “B” of Bylaw No. 29 Animal Control

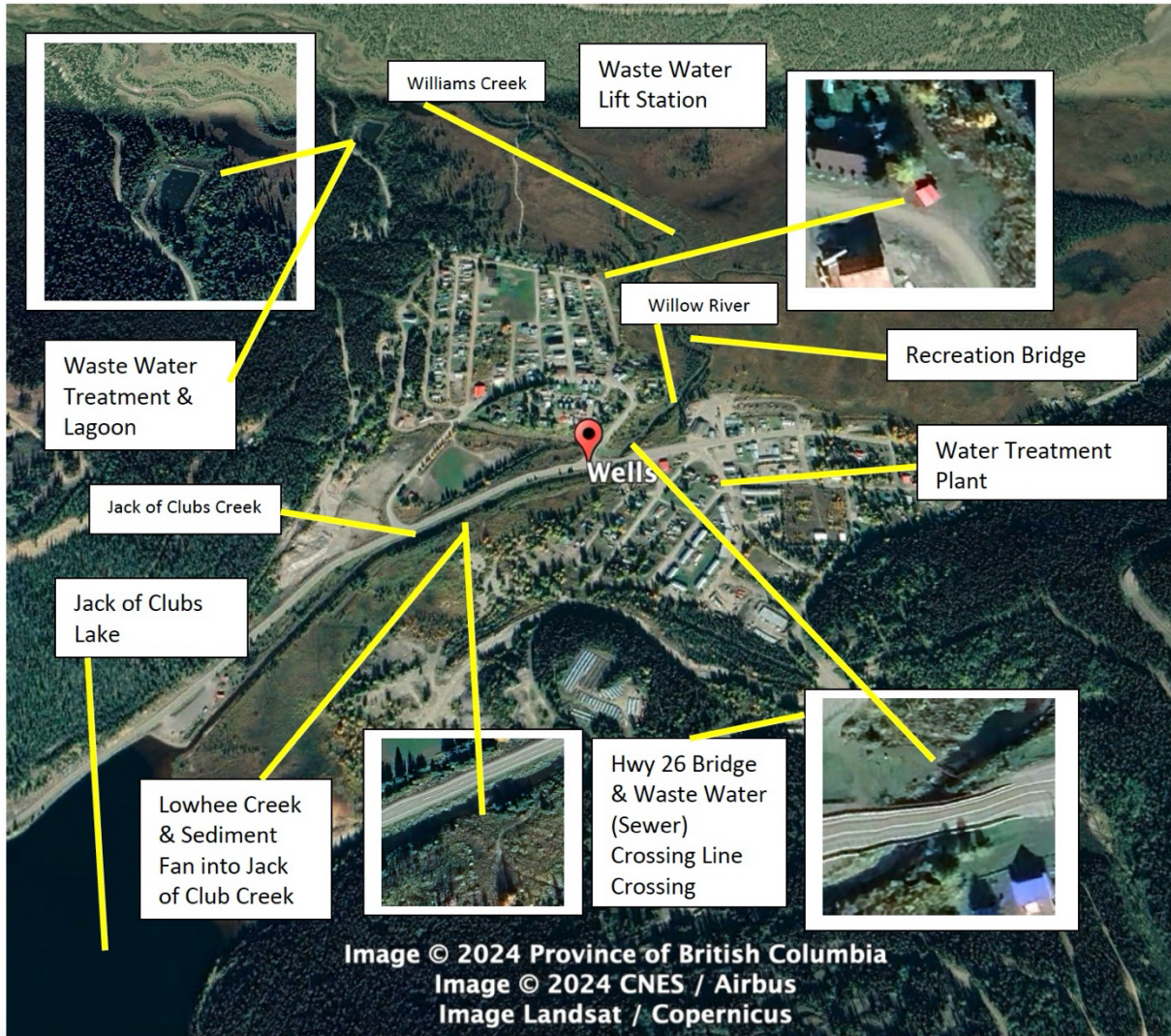
MINIMUM PENALTIES

The minimum penalties provided under this bylaw are outlined in the following:

SECTION	CATEGORY OF OFFENCE	FINE
3.2	Animal at large	\$50.00
3.3	Animal making noise	\$50.00
4.2	Failure to remove or improper removal of feces	\$25.00
4.3	Vicious dog not muzzled	\$100.00
4.1 5.1	No identification of owner	\$25.00
4.4 5.2	Too many cats or dogs	\$50.00

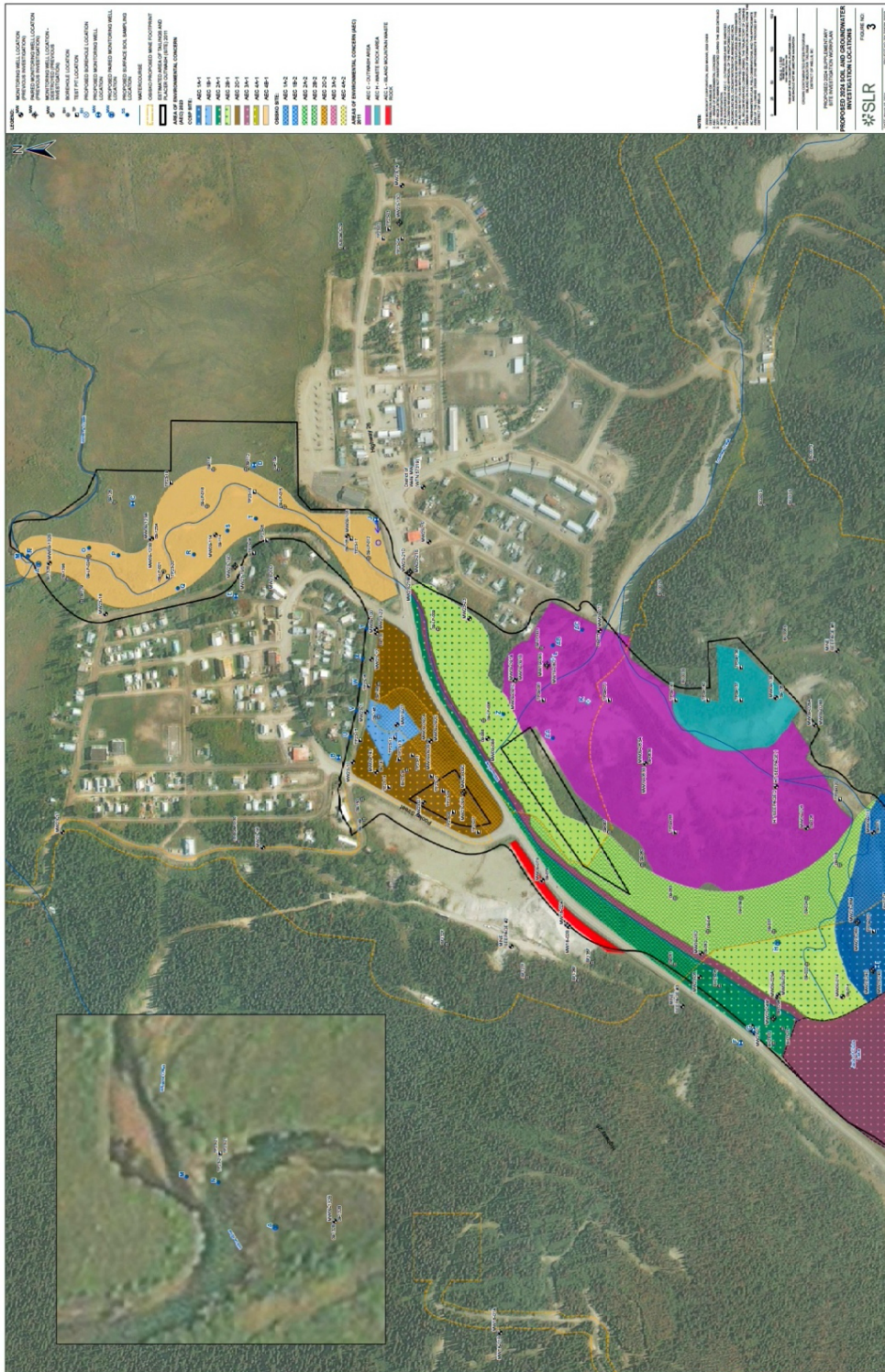
P082—District of Wells—Waste Water and Water Management Overview

Appendix A—Water Movement & Impacts Monitoring Locations



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



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

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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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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	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
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AGENDA**

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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AGENDA**

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					

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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AGENDA**

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

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

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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
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AGENDA**

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				

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY DECEMBER 10, 2024—4:00PM TO 5:30PM
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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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P075—2022 to 2025 Supplements

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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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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

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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