

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public 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: Jan 7, 2025 10:45 AM to 12:00noon Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81758644247?pwd=PiU7FB096iaWNu1gmLDmwv9m65TsE.1>

Meeting ID: 817 5864 4247

Passcode: 472194

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday December 10, 2024, 10:45am to 12:00noon**

**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 January 07, 2025 as circulated.

**2.0 MINUTES**

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

**3.0 CORRESPONDENCE--NIL**

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**5.0 UNFINISHED BUSINESS**

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

- P002—Waste Water Project--We will have an Options and Update Report in 2025 January from our Engineers. The Project is estimated at \$26 million.
- P011—NDIT Highway 26 Powerline Project—Final Claim being prepared.
- P014—Structure Wildfire Prevention. Current project completed with final report being completed before the end of 2025 January. Second project being prepared for UBCM submission in 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 5<sup>th</sup>, soon to be posted for all public. Topics to date have included:

<ul style="list-style-type: none"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• DOW CG Liason Position</li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• WBCRC Contributions</li> <li>• Taxation and BC Assessment</li> <li>• Emergency Preparedness—Water, Wildfire, Routes, Other</li> <li>• Asset Improvements</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• Environmental Certificate Schedule B—Community Affects Management Plan</li> <li>• Contaminated Sites Prov of BC</li> <li>• Economic Development Plans and Planning</li> </ul>
---	--

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and claim is being prepared.
- P022—DOW & Partners Emergency Response Plan—updates are in progress to the Plan, with a “Coles Notes” companion document being prepared as well.
- P027—UBCM ICSP and OCP Alignment Project—outline in this section.
- 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.

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

*What's Next?*

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- P035—UBCM Economic Development Plan—outline in this section.
- P037—UBCM Community Works Funds Reporting in progress
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations.
- P046—Barkerville and Cottonwood 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
  - P050.1--Crownlands
  - P050.2—(P082 and P083)--Disaster Risk Reduction—Climate Adaptation for Flooding and Wildfire
  - P050.3--Community Forest
  - P050.4--Power Line Project
  - P050.5--Barkerville and Cottonwood Renewals
  - P050.6--Wildfire Protection Plan for Wells and Barkerville
- P056—Rural Dividend Boundary Expansion Project—the work below is nearing completion:

## **1.0 PROPOSED WORK PROGRAM**

Our proposed work program is split into four distinct phases, as follows:

- Phase 1 – Project Initiation and Background Review
- Phase 2 – Review of Boundary Extension Options
- Phase 3 – Stakeholder Engagement
- Phase 4 – Preparation of Boundary Extension Application



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- P057—UBCM Housing Strategy Revision Plan Update—the work below is nearly complete:

**INTERIM HOUSING NEEDS UPDATE**

This interim housing needs memo is divided into five sections:

- **Housing Actions to Date** – This section outlines the actions taken by the local government since receiving the most recent HNR to reduce housing needs.
  - **Housing Needs: 2021-2041** – This section outlines the number of housing units required to meet current and anticipated needs for the next five and 20 years, as calculated using the HNR Method.
  - **Key Areas of Local Need** – This section outlines the District’s updated statements of need, including a new statement of need related to housing near transit and active transportation infrastructure. Additional data supporting the key housing statements can be found in **Appendix A**.
  - **Additional Housing Challenges** – This section outlines external factors that may influence the housing need and demand that may not be fully captured by this Interim update.
  - **Recommendations & Next Steps** – This section outlines how the District intends to continue its efforts to address the housing needs identified in this Interim Housing Report.
- P063—WBCRC Roof Substantially Complete and Fitness Centre Substantially Complete
  - 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.

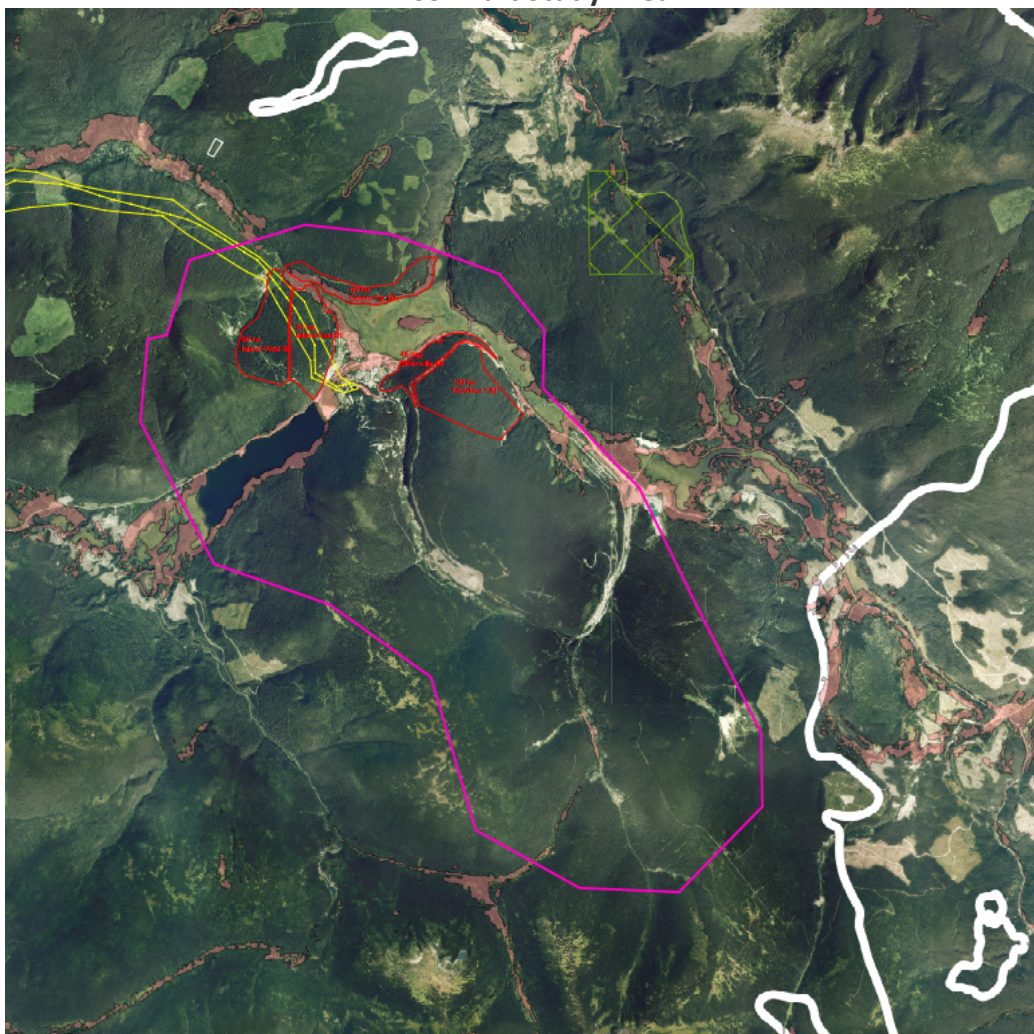
<https://news.gov.bc.ca/releases/2024EMCR0043-001551>

- P095—NDIT Business Façade Program for 2025
- 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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- P103—Wells and Highway 26 Wildfire Fuel Treatment—Multi-partner Project
  - Lhtako Dene Nation
  - Wells-Barkerville Community Forest
  - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
  - BC Timber Sales
  - West Fraser Timber Company
  - Private Land Owners
  - Union of BC Municipalities (UBCM)
  - Osisko Developments
  - Barkerville Historic Town & Park

**P103 Draft Study Area**



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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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:

**Regular Council Meeting Dates 2025**

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

- Select Committees’ Short Updates
  - Review various completed plans in late January and February; choose some priorities for 2025 to 2027.

**6.2 CAO Reports**

**6.2.1 General Updates and Other**

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

**7.0 INFORMATION AND ANNOUNCEMENTS**

7.1 Council

7.2 Staff

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

**8.0 ADJOURNMENT**

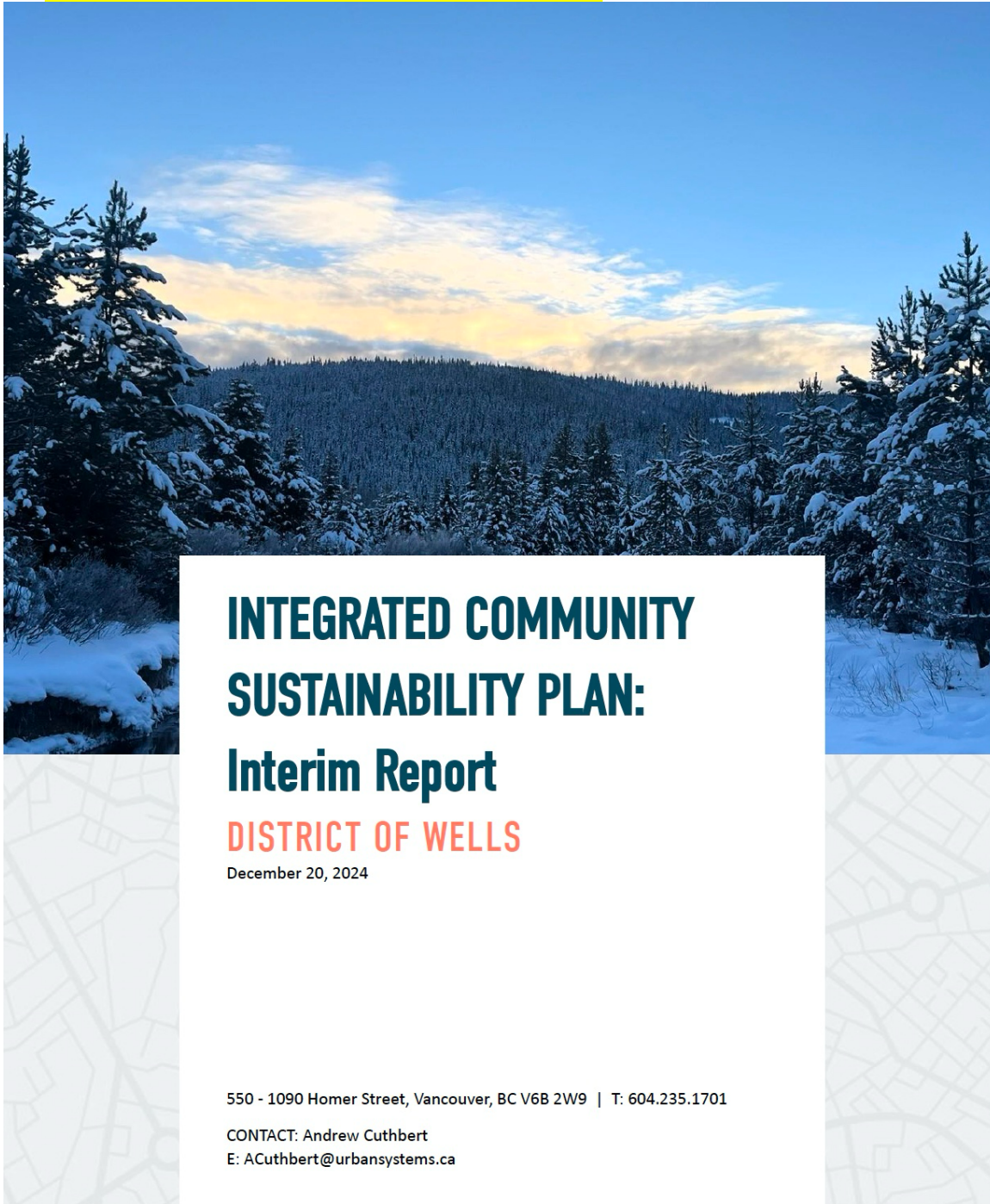
8.1 Adjournment of the Regular Council meeting of Tuesday January 07, 2025.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday January 07, 2025.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- **P027—UBCM ICSP and OCP Alignment Project**



**INTEGRATED COMMUNITY  
SUSTAINABILITY PLAN:  
Interim Report**

**DISTRICT OF WELLS**

December 20, 2024

550 - 1090 Homer Street, Vancouver, BC V6B 2W9 | T: 604.235.1701

CONTACT: Andrew Cuthbert  
E: [ACuthbert@urbansystems.ca](mailto:ACuthbert@urbansystems.ca)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**• P027—UBCM ICSP and OCP Alignment Project**

District of Wells – Integrated Community Sustainability Plan Interim Report

**CONTENTS**

**Glossary of Terms.....ii**

**EXECUTIVE SUMMARY .....i**

**1.0 Introduction .....2**

    1.1 Community Context.....2

    1.2 What is Sustainability? .....4

    1.3 What is an ICSP? .....5

    1.4 Developing Wells' ICSP .....7

**2.0 Background Review.....10**

**3.0 ICSP Vision.....12**

**4.0 Focus Areas & Goals .....13**

    Focus Area 1: Indigenous Reconciliation .....14

    Focus Area 2: Housing and Development .....15

    Focus Area 3: Environment and Climate .....16

    Focus Area 4: Community.....17

    Focus Area 5: Economy and Financial Sustainability.....18

    Focus Area 6: Infrastructure and Transportation.....19

**5.0 Gap Analysis .....20**

**6.0 Next Steps: Actions and Implementation.....23**

    6.1 Actions .....23

    6.2 Implementation, Monitoring and Evaluation.....23

    6.3 Develop an Operations Checklist.....24

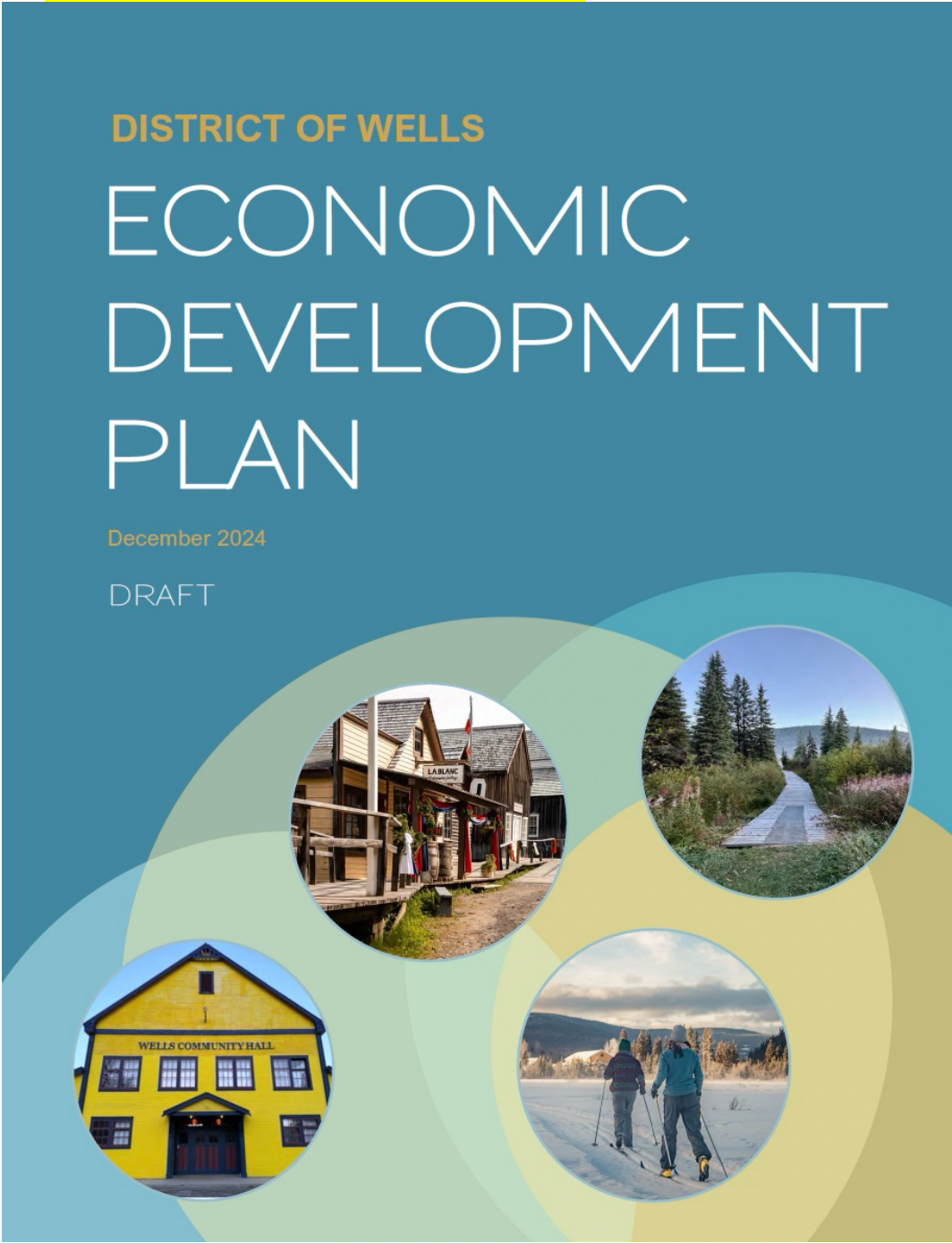
- P035—UBCM Economic Development Plan

DISTRICT OF WELLS

# ECONOMIC DEVELOPMENT PLAN

December 2024

DRAFT





**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- P035—UBCM Economic Development Plan

## Contents

1. Introduction .....	4
Project Approach .....	4
2. Background Review .....	5
About the District of Wells .....	5
Tourism Economy .....	5
Mining .....	8
Arts & Culture .....	8
Community Forest .....	8
Community Profile .....	9
Workforce .....	9
Housing .....	9
3. Community Engagement .....	10
Survey .....	10
Focus Groups .....	10
Community Open House .....	11
4. What We Heard .....	12
Theme 1: Communication Challenges & Opportunities .....	12
Theme 2: Environmental Protection & Natural Beauty .....	13
Theme 3: Tourism is a Key Sector .....	13
Theme 4: Recreational Assets .....	14
Theme 5: Unique Heritage, Arts & Funky Vibe .....	14
Theme 6: Managing Mining .....	14
5. Economic Development Strategy .....	15
Strategies .....	15
Recommendations .....	15
6. Next Steps .....	22
7. References .....	23
8. Appendices .....	24

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, DECEMBER 10, 2024, 4:00 pm  
LIVE AND ONLINE (VIA ZOOM)  
MINUTES**

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

**STAFF:** CAO Jerry Dombowsky

**PUBLIC GALLERY:** 3 online (Julia Mackey, Deb McKay, Carrie Chard)

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

1.1 Call to Order

**24-193** MOVED Councillor Van Stralen, Seconded by Councillor Lewis THAT Council at 4:04 pm approves to call to order the Regular Council Meeting of Tuesday, December 10, 2024.

Carried Unanimously

1.2 Approval of the Agenda

**24-194** MOVED Councillor Van Stralen, Seconded Councillor Lewis THAT Council approves the agenda for the Regular Council Meeting of Tuesday, December 10, 2024, as circulated.

Carried Unanimously

Council held moment of silence for recently deceased community members Lisa Strauss and Katelyn Escott. Mayor Coleman confirmed outreach and support being provided to affected families.

1.3 Approval of the Minutes for the Regular Council Meeting of Tuesday, November 19, 2024

Multiple corrections identified:

- Updated OSISKO meeting date from November to December 10th, 2024
- Changed "higher number" to "lower number" in water plant section
- Removed duplicate sections in P082
- Corrected timeline reference from fourth quarter to first quarter of 2025 for Lhtako Dene Nation discussions

**24-195** MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council approves the minutes for the Regular Council Meeting of Tuesday, November 19, 2024, as circulated, with friendly amendments.

Carried Unanimously



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**2.0 CORRESPONDENCE—NIL**

**3.0 DELEGATIONS AND PRESENTATIONS—NIL**

**4.0 UNFINISHED BUSINESS**

**4.1 Strategic Priorities Project—Incremental Information Only**

- Wastewater system options update expected for second Council meeting in January
- Housing plan draft received positive feedback from BC Housing and UBCM
- The Mayor reported 96% completion on permit approvals for Lowhee dike work
- Local Government Climate Action Plan submission completed and approved
- Quesnel Tree Removal structural protection work report 84% complete
- Osisko MOU and Community Agreement – awaiting Community Effects document
- Final claim soon to be completed done for the water treatment plant to get reimbursement
- REDIP Grant Submission announcement in March 2025
- Awaiting Barkerville Cottonwood RFP response
- Likely to meet with Lhtako Dene Nation early January
- Housing Assessment report draft sent to UBCM

**24-198** MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried Unanimously

**5.0 REPORTS**

**5.1 Mayor’s Report (and verbal updates)**

- Council meeting schedule 2025:
  - Council agreed to test 10:00 AM to 2:00 PM timeframe for January meetings
  - Removed September 16th meeting from schedule
  - Maintained most post-holiday meeting dates despite proximity to long weekends
- Regular Council Meeting Dates 2025:

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**24-199** MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council approve the 2025 Regular Council meeting schedule.

Carried Unanimously

**5.2 CAO Report**

**5.2.1 General Updates and Other**

- Skating rink temporarily closed due to warm weather
- Facility Lands and Infrastructure manager attempting additional flooding during colder temperatures
- Barkerville Gold Mine liaison position still in recruitment phase
- Limited capacity for animal control bylaw enforcement, focusing on animals at loose and waste cleanup
- Holiday office closure arrangements:
  - District office closing December 24th at noon
  - Closed December 25th-26th for statutory holidays
  - Closed December 27th-31st with staff working on financial system updates
  - Emergency contact system will remain available during closure

**24-200** MOVED Councillor Van Stralen, Seconded Councillor Lewis THAT Council receives all reports.

Carried Unanimously

**6.0 INFORMATION AND ANNOUNCEMENTS**

**6.1 Community event announcements**

- Sunset Theater events:
  - Cabaret performance on Saturday at 8:00 PM with 60+ tickets sold
  - Quesnel Community Concert Band performance Sunday at 7:00 PM

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- Barkerville Victorian Christmas:
- \$12 general admission
- Pay-what-you-can option for locals with proof of residency
- Food bank donations being accepted
- Season passes available at 50% discount until February 20th

**7.0 ADJOURNMENT**

7.1 Adjournment of the Regular Council meeting of Tuesday, December 10, 2024

**24-201** MOVED Councillor Van Stralen, Seconded Councillor Lewis THAT Council at 4:55pm adjourns the Regular Council meeting of Tuesday, December 10, 2024.

Carried Unanimously

---

Mayor Ed Coleman

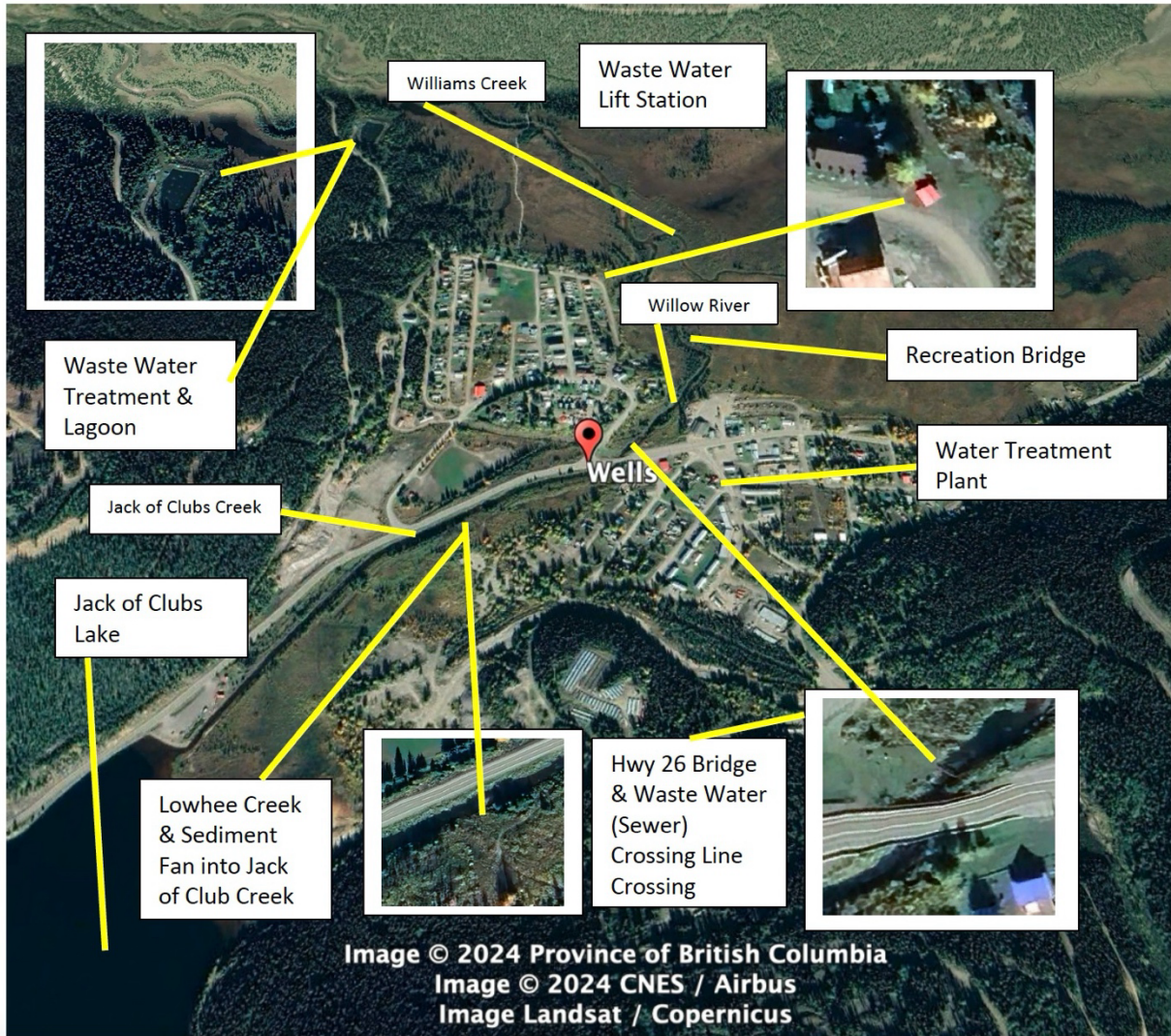
---

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

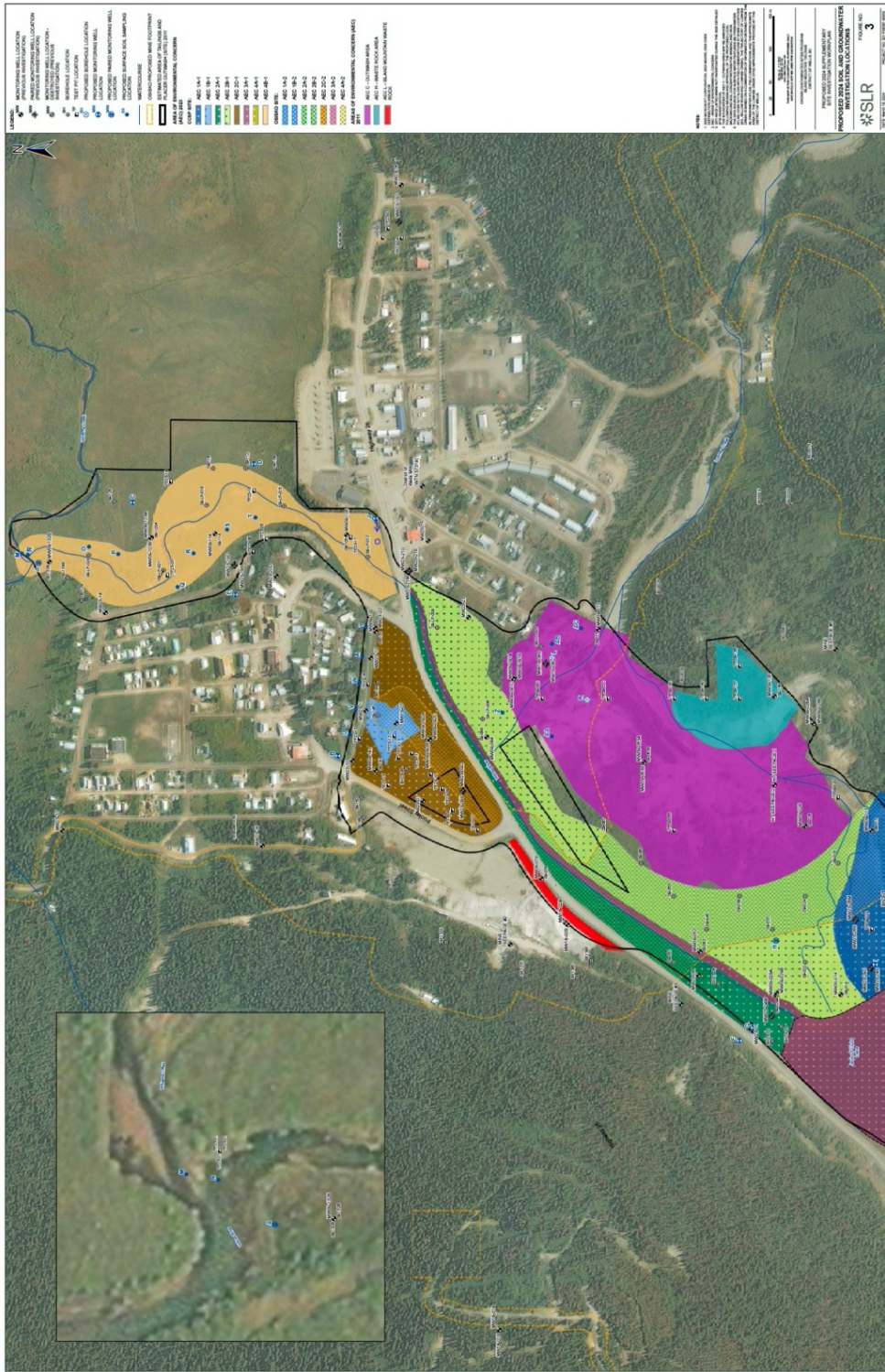
**Appendix A—Water Movement & Impacts Monitoring Locations**





**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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



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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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](http://www.wells.ca). If you have specific questions regarding the position, you are invited to contact Mr. Dombowsky directly.

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

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

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

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- 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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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;

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

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

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

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

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

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

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
<b>1</b>	<b>P006</b>	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	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			
<b>2</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Councillor Funk</b>			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 JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public 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+	<b>Phase 1</b> Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 <b>Phase 2</b> In-progress	1	x	22- 08	26- 03	x	x	x	x		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.13	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000 In-trust Transfer In- Progress		x	24- 06	24- 11	x	x	x			
3.14	P101.1	PROV BC EMCR 2024 Wildfires		1		24- 05		x	x	x	x		
3.15	P101.2	PROV BC EMCR 2025 Wildfires		2									
3.16	P103	Wildfire Fuel Treatment		1		22- 02		x	x				
<b>4</b>		<b>Infrastructure</b>											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 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			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.7	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  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public 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  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
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  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**Appendix G--Facilities Upgrades List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075–2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075—2022 to 2025 Supplements**

**Appendix Q—2023 to 2026 Budget Items List**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

- **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)**



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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"> <li>• Interior and Exterior Painting (storage boxes required)</li> <li>• Electrical Upgrades</li> <li>• Room 302 Business Room Completion</li> <li>• Grade Beam for Outdoor Shelter</li> <li>• Youth Play Value Equipment</li> <li>• Other</li> </ul>		
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	
12	WBCCRC	Old Fire Line for Old Boilers Assessment		
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		
14	WBCCRC	Various Small Items Assessment and Completion		
15	WBCCRC	Propane Tanks Relocation		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment, Painting, and Repairs		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
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		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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		

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA

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.		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.5	P034	Fitness Centre Area Completion	\$25,000	Operating Budget and CWFund
	P034.1	Asbestos and Lead Paint Assessment		
	P034.2	Remove electrical from interior wall		
	P034.3	Remove interior wall		
	P034.4	Modify hallway wall to be new interior wall		
	P034.5	Re-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall—install security access		
	P035.6	Install second access door in hallway wall near stairwell—install security access		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		

**P075.6 2024 Staff Supplements**

Retaining Wall Repair Pooley Street

Request Type: Capital  
Initiating Department: Facilities Lands & Infrastructure Management  
Budget Year: 2024  
Internal Contact: Tyler Doerksen

Justification: This request is to assess and re-construct the retaining wall on Pooley Street which is leaning by 2” over 4 feet (vertically) and has an Engineer’s risk assessment of 7-8 out of 10 for failure and collapse. Housing integrity above the wall is dependent upon the stability of this slope.

Consequences: Closure of Pooley Street should wall collapse with potential slope stability issues for housing above.

Budget request: \$15,000  
Ongoing budget impact: N/A

**P075.6 2024 Staff Supplements**

Pavement crack sealing

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075.6 2024 Staff Supplements**

<u>First Aid Supplies</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	First Aid supplies need to be replenished. Additional AED equipment, etc. to be acquired.
Consequences:	Failure to meet basic First Aid requirements, and be Worksafe compliant.
Budget request:	\$4,000
Ongoing budget impact:	N/A

<u>Exterior Repair District &amp; Community Hall</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Siding on the northern wall of the District Hall needs replacement and painting due to wood rot. Windowsills on both the District Hall and Community Hall need replacement prior to any painting.
Consequences:	Continued deterioration of wood and increased future remediation costs.
Budget request:	\$30,000
Ongoing budget impact:	N/A

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JANUARY 07, 2025—10:45PM TO 12:00NOON  
IN-PERSON (for COUNCIL) AND ONLINE (for Public VIA ZOOM)  
AGENDA**

**P075.6 2024 Staff Supplements**

<b><u>Bear Proof Garbage Containers</u></b>	
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