

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

ZOOM Link: (see full Zoom Link on Page 3)

<https://us02web.zoom.us/j/88469077274?pwd=STBEMkVabEtZa2RqenFqVFZnWFk4Zz09>

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, Xat'süll, 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.

1.1 Agenda for the Regular Council meeting of Tuesday July 18, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday July 18, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday June 20, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

5.2 Recommendation/s: THAT Council receives the updated Strategic Priorities Projects Grids.

- P002—Sewer/Waste Water—working closely with Municipal Affairs on this project, Environmental Impact Study Proceeding, Lift Station Work Continues, Lagoon Aeration Electrical and Mechanical continues. Contaminated Sites included in the analysis. Lowhee Creek included in the analysis. Wells bridge and sewer crossing included in the analysis.
- P004—WBCCRC—Waiting for Quotes
- P018—Water Treatment Plant--Radlof Engineering has assessed the water plant for upgrades and will further assess the strategy for “water lines” that have led contaminants.
- P029—REDIP—Second Intake Open—Focus on Business & Not-for-Profit commerce use of space in WBCCRC and Community Hall
- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement in-progress and Fire Truck has arrived passing all inspections, insurance, some “chevron” decaling arriving this week for the back, and new ladders being sourced
- P030--PROV BC Jack of Clubs Lake & Area Reclamation Project--the following approvals have come from Ministry of Forests Crown Contaminated Sites Program:
 - Assessment starting this week, Map of Impacted Area (see Page 11)
 - Caution Signage Installation/Re-installation and Risk Communication Plan (budget of \$59,313)

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY July 18, 2023—7:00PM

IN-PERSON AND ONLINE (VIA ZOOM)

AGENDA

- *Mercury and Methylmercury in Fish Study (budget of \$108,953)*
- *Detailed Site Investigation, Background Assessments, and Drinking Water Standards Applicability Study (budget of \$589,022.78)*
- *Extensive testing has occurred over the past two weeks: soil, water, fish, and other.*
- *Northern Health Advisory*
- P070--Highway 26 Events
- P071--Mooney Lane House Fire
- P072--Rural Roads Events
- P073--Local States of Emergency and Emergency Operations Centre
- P074—Wildfires
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.4 (posted at Wells.ca)
- Subdivision Requests—will be working with Urban Systems on current requests.
- Fitness Equipment Discussion—Commercial Grade Equipment
- Meeting Dates:
 - 2023 July 19th EA Open House
 - 2023 August 2nd, Contaminated Sites Update—Ministry of Forests and ALS Consulting
 - 2023 August 15th, Regular Council Meeting
 - 2023 September 5th, Regular Council Meeting
 - 2023 September 26th, Regular Council Meeting
 - Emergency Preparedness Committee—working with all partners on a June and/or July meeting.
- Staffing Update—CAO Recruitment (complete), EDO Recruitment, Red Seal Carpenter and Facilities Supervisor, Casual Employment and Casual Contractors (as required), Seasonal VIC Staffing (complete), Seasonal Grounds and Maintenance Staffing (complete)

6.2 P075—2023 to 2025 Budget Supplements Discussions

- **Fire Brigade Equipment and Renovations Supplements List**
- **Public Works Equipment and Small Maintenance Projects Supplements List**
- **Facilities Equipment and Renovations and Supplements List**
- **Governance and Operations Furniture and Renovations Supplements List**

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

7.3 Public Gallery – Questions relating to the agenda.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday June 20, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday June 20, 2023.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ed Coleman is inviting you to a scheduled Zoom meeting. 2023 July 18th, 7:00pm

Join Zoom Meeting

<https://us02web.zoom.us/j/88469077274?pwd=STBEMkVabEtZa2RqenFqVFZnWFk4Zz09>

Meeting ID: 884 6907 7274

Passcode: 698628

One tap mobile

+15074734847,,88469077274#,,,,*698628# US

+15642172000,,88469077274#,,,,*698628# US

Dial by your location

- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)

Meeting ID: 884 6907 7274

Passcode: 698628

Find your local number:<https://us02web.zoom.us/j/88469077274>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, JUNE 20, 2023 7:00 PM
ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: Angela Ward, Corporate Officer and District Clerk; Niel Doerksen, Public Works Superintendent.

PUBLIC GALLERY: 14

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT -7:02PM.

- 1.1 Agenda for the Regular Council meeting of Tuesday June 20, 2023.
- 1.2 Mayor Coleman asked for a moment of silence following the death on the weekend of Wells resident Fred Thompson.

23-106 MOVED Councillor Funk, Seconded Councillor Lewis THAT Council approves the agenda for the Regular Council meeting of Tuesday June 20, 2023.

Carried unanimously.

2.0 MINUTES:

- 2.1 Minutes of the Regular Council meeting of Tuesday, June 6, 2023.

23-107 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approves the Minutes of the Regular Council meeting of Tuesday June 6, 2023, with the friendly amendment to correct the typo for Motion 23-102 (written incorrectly as Motion 12-102).

Carried unanimously.

3.0 DELEGATIONS AND PRESENTATIONS: - NIL

4.0 CORRESPONDENCE: - NIL

5.0 UNFINISHED BUSINESS:

- 5.1 Strategic Priorities Projects (Mayor Coleman)
 - P76 – Lowhee Creek – preliminary assessment estimates \$12 to \$15 million to mitigate. The dike has experienced erosion and there is no channel at the bottom. It’s a common problem in municipalities to have water course problems. Working on this issue with the provincial government.

23-108 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council receives the updated Strategic Priorities Projects Grid as presented to Council.

Carried unanimously.

6.0 REPORTS:

6.1 Mayor’s Report (and verbal updates)

- Consultant Urban Systems is assisting with subdivision requests, with the Community Forest property on Mildred Avenue being accelerated under this process.
- Quotes for the purchase of new equipment for the Fitness Centre as part of the move back to the school building were presented. This would be an eligible cost under the Community Works Fund (which has \$65,000).

23-109 MOVED Councillor Funk, Seconded Councillor Lewis, to refer the proposed purchase of new equipment for the Fitness Centre to the Community Buildings and Lands Committee for review and recommendation.

Carried unanimously.

- Staffing – the hiring of a new CAO is nearing completion.
- UBCM 2023 Convention, September 18 to 22 in Vancouver: Councillors Funk, Lewis, Trotter-Wanner and Van Stralen plan to attend, if schedules permit. Registration begins July 4, 2023. Councillor Funk – the UBCM convention is a chance to talk to cabinet ministers, though meetings need to be requested in advance.
- Councillor Funk – June 29, 2023 is the 25th anniversary of the incorporation of the District of Wells and she is hoping we recognize this in some way, perhaps with the proposed pull-in ceremony for the new fire truck later in the summer. The Mayor said 25th anniversary recognition options could be discussed at the July 18 Council meeting.
- A Special Open Council Meeting is needed to give 1st and 2nd Readings to the Official Community Plan Bylaw before it goes out for referral to the end of September. (*OCP Draft document itself is online at wells.ca*). Councillor Lewis will be sending out the referral list from Urban Systems, plus any other required updates. Councillor Lewis also has a bill of ~\$22,000 from Urban Systems for the remaining work on the OCP. Mayor Coleman said there is funding for this purpose (UBCM).

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

23-110 MOVED Councillor Lewis, Seconded Councillor Van Stralen to continue with Urban Systems to complete the District of Wells Official Community Plan process, estimated at \$22,000.

Carried unanimously.

23-111 MOVED Councillor Lewis, Seconded Councillor Van Stralen to hold a Special Open Council Meeting Thu. June 29, 2023 11:00 (Zoom) for 1st and 2nd Readings of the Official Community Plan Bylaw, after which it will be sent for referral.

Carried unanimously.

- Renumbering of Wells Bylaws – Councillor Trotter-Wanner reported there is a bylaw renumbering issue discovered when updating the Fire Services Bylaw. There is a gap from Bylaw 2020-181 to 2021-199. (See p. 44 of the Concise Business Plan 4.3, online). The 17 bylaws have not been located during a thorough search by him and Corporate Officer Angie Ward, and it’s believed they do not exist. Accordingly, Councillor Trotter-Wanner recommends a Renumbering Bylaw to correctly number the 11 bylaws passed after Bylaw 2020-181, and continue the correct sequence going forward.

23-112 MOVED Councillor Trotter-Wanner, Seconded Councillor Lewis that a Bylaw to Renumber District of Wells Bylaws will be on the Agenda of the Special Council Meeting on June 29, 2023, 11:00 AM (Zoom).

Carried unanimously.

- Mayor Coleman – Lhtako Dene First Nation has hired former Quesnel Mayor Bob Simpson to be their Economic Development and Government Relations person which means he will be a good resource on any partnerships between Wells and Lhtako Dene, including the Community Forest.

23-113 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council receives all reports.

Carried unanimously.

6.2 BC Tax Assessments
Mayor has left in the tables for reference.

6.3. Budget Supplements

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Mayor – possible Supplements discussion at the July 18, 2023 meeting; Councillors are asked to advise of any particular items they want info on.

7.0 INFORMATION AND ANNOUNCEMENTS:

7.1 Council

- Mayor Coleman announced that he became a grandfather for the first time. Adeline Elizabeth was born June 20, 2023, at 7 lbs. 8 oz. Congratulations to the Coleman family!
- 1) a tree planting event and dance on Saturday June 24, 2023 are a fundraiser for the proposed Wells Destination High School. 2) The end of school term concert for the Wells-Barkerville School will be on Mon. June 26, including songs the children have written with the help of music teacher Donna Williams, and a recognition of Barb Cirotto’s 30 years of service.
- Councillor Van Stralen – the Sunset theatre will be showing *For Science* on Thursday and Friday (June 22/23).
- Councillor Lewis – the Sunset theatre has also posted its summer season on its website.

7.2 Staff

- June, 2023 is the first anniversary for both Public Works Superintendent Niel Doerksen and Clerk & Corporate Office Angie Ward at the District of Wells. Congratulations and thanks for their dedicated service, especially during the staff shortages the past year.

7.3 Public Gallery

- Dawn Leroy suggested requesting a meeting at UBCM with the Minister of Education re. the high school and other education needs in Wells.

8.0 ADJOURNMENT:

8.1 Adjournment of the Regular Council Meeting of June 20, 2023.

23-114 MOVED Councillor Lewis, Seconded Councillor Funk THAT Council at 8:08pm adjourns the Regular Council meeting of June 20, 2023.

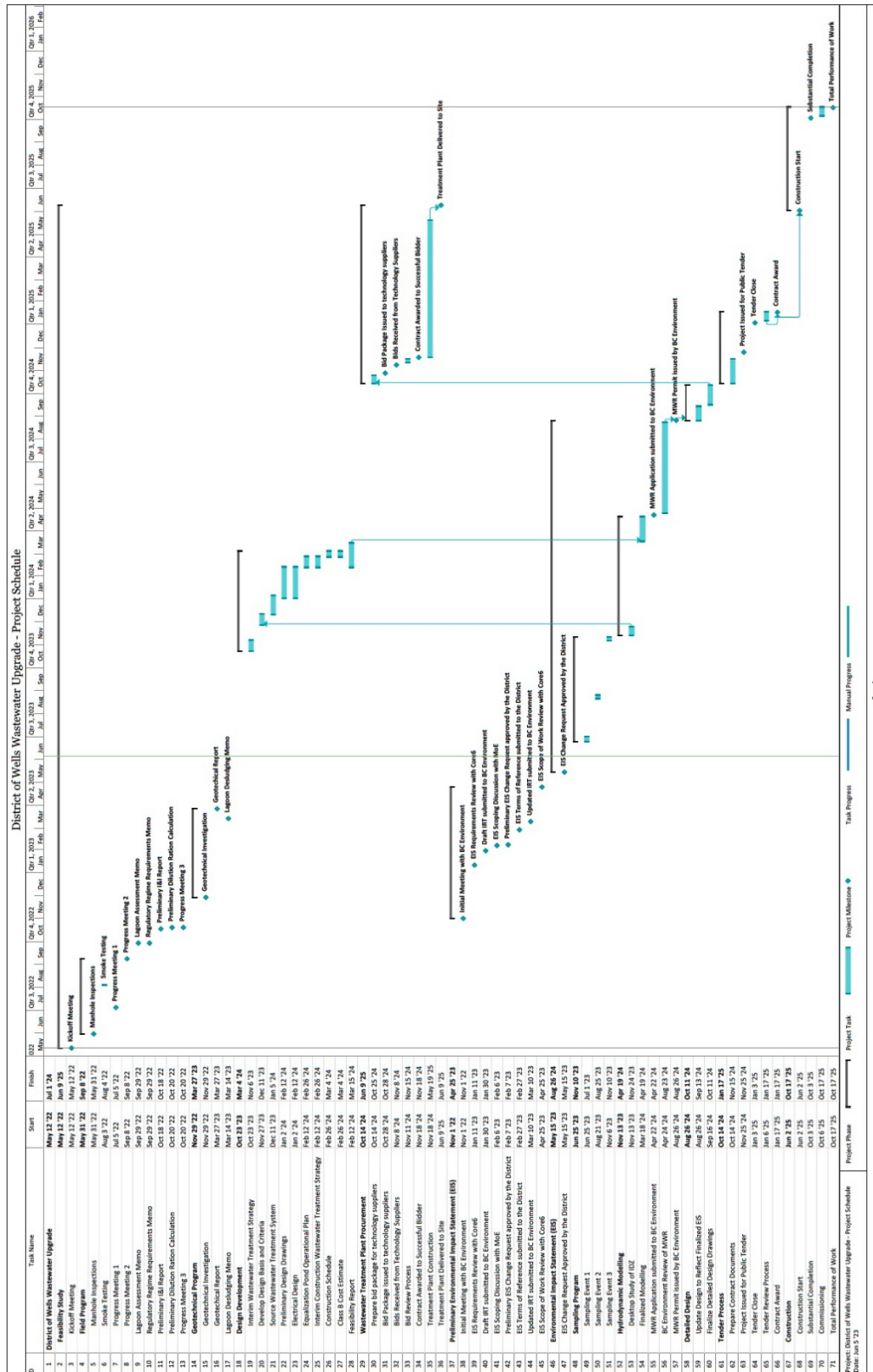
Carried unanimously.

Ed Coleman, Mayor

Angela Ward, Corporate Officer

DISTRICT OF WELLS REGULAR COUNCIL MEETING
 TUESDAY July 18, 2023—7:00PM
 IN-PERSON AND ONLINE (VIA ZOOM)
 AGENDA

P002—Wastewater Gant Chart





Public Health Protection
Ph: (250) 565 7322
Fax: (250) 645 8091
php@northernhealth.ca
www.northernhealth.ca

June 19, 2023

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines

Due to historic mine tailings contamination, Northern Health advises the public to avoid contact with sandy areas and sediment in wading areas along the shoreline of Jack of Club Tailings Beach and Visitor Centre Beach in the District of Wells. Please see the attached map for more detail about the affected advisory areas.

Mine tailings can contain arsenic, lead and other metals which can be harmful to health, through contact, ingestion, or if disturbed. The public is advised to not play or recreate on, or disturb the ground or sediment, and to not swim in, or have contact with, the lake located within the advisory areas. Until further notice, use lake access points outside the advisory area.

This advisory will remain in effect until further notice, pending detailed assessment and site investigation, hazard control, and clean up, and the existing health hazard has been resolved to the satisfaction of Northern Health. When more information is available, Northern Health will update this advisory.

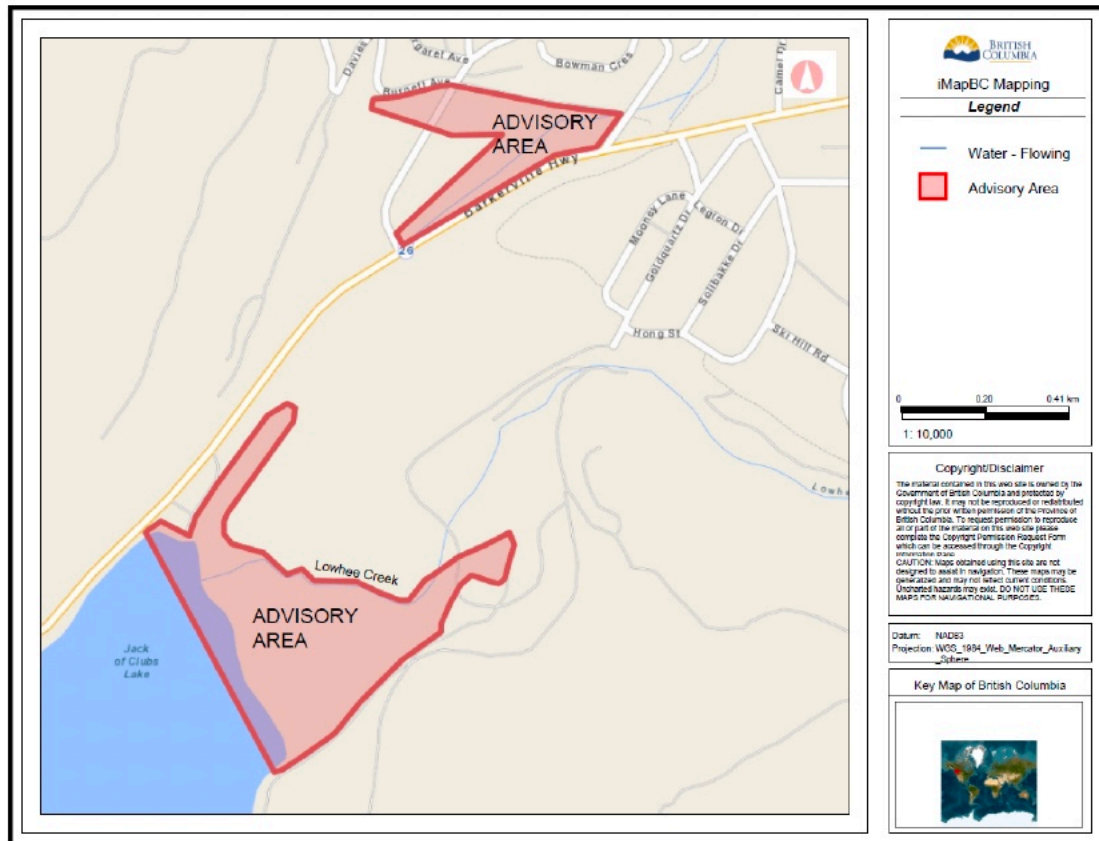
For further information on the Advisory please contact Northern Health Environmental Public Health at 250 565-7322 or via email at php@northernhealth.ca

For information on the assessments and investigations of the advisory sites please contact provincial, Crown Contaminated Sites Program (CCSP) at 1-250-387-9730 or contaminated.sites@gov.bc.ca.

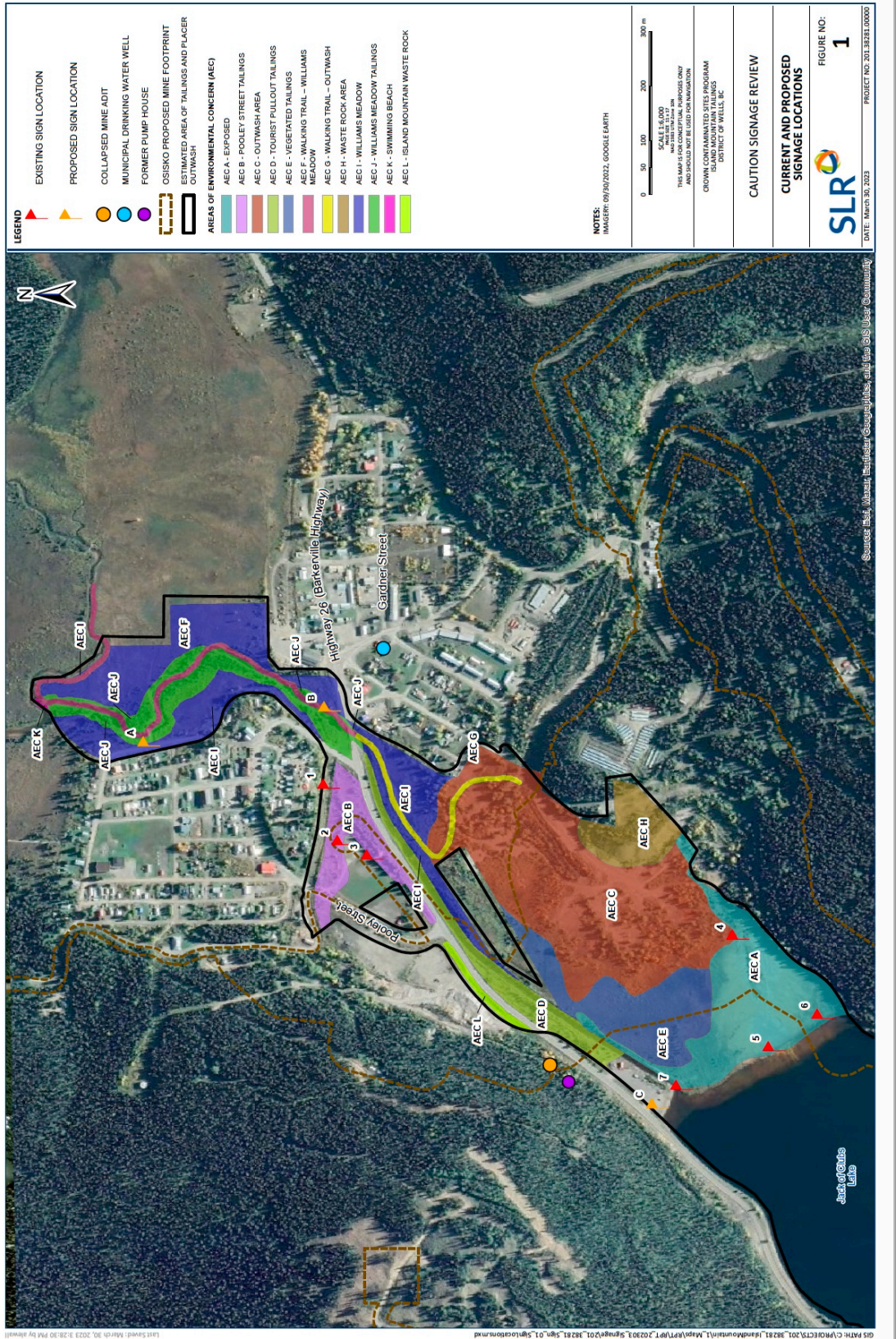
Dr. Jong Kim, MD, MSc, FRCPC
Chief Medical Health Officer
Northern Health

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines Advisory Areas Map



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



District of Wells Press Release

The District of Wells Council is pleased to announce Mr. Jerry Dombowsky as its new Chief Administrative Officer (CAO). Mr. Dombowsky will be joining the District of Wells full-time on October 10th, 2023, and “on-boarding” until then as he transitions from his full-time employment with the City of Kelowna.

Council reviewed 14 applications for CAO, interviewed five candidates, and arrived at Mr. Dombowsky as the lead candidate in the process. Mr. Dombowsky has a home in Wells, BC, and we are excited to have him join us as our CAO and full-time citizen of Wells.



Mr. Dombowsky has spent the last 25 years in a variety of roles of increasing responsibility with the City of Kelowna, including managing the transit operation, environmental programming, active transportation, parking management, community event delivery, and land negotiation. He is well seasoned in contract management, staff management and development, media relations, and liaison with all levels of government. His experience with Mayor and Council is broad, entailing ongoing reporting, budget preparation and management of Council Committees. Prior to joining the City of Kelowna, he was employed by Canada Mortgage and Housing Corporation as a Senior Project Analyst. With a background in Commerce and Business Administration Jerry brings common sense, strong leadership, and accountability to the role of CAO.

Mr. Dombowsky will help Council and the Community continue to implement the District of Wells 2022 to 2032 Business Plan. His expertise, experience, proven professionalism, and skills will greatly benefit our Community in its implementation.

For more information contact Mayor Ed Coleman at 250-991-9034 or edcoleman@wells.ca

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

From: District of Wells Community Buildings and Lands Select Committee

– Co-Chairs Councillors Dorothea Funk and Josh Trotter-Wanner

Re: Assessment of Wells Fitness Centre equipment and recommendations for new purchases

Date: July 14, 2023

Prepared for the July 18, 2023 District of Wells Regular Council Meeting

Background:

The District of Wells Fitness Centre was set up ca. 2010, in the lower level of the Wells-Barkerville School (aka Wells-Barkerville Community Culture and Recreation Centre). In ca. 2019, because of building health concerns, the equipment was moved to the lower level of the Community Hall. Some new equipment was purchased at that time. The fitness centre will move back to the school building (WBCCR) once improvements are completed, expected in the next few weeks/months.

The Fitness Centre currently has about 20 members, about half who use it everyday, according to Clerk/Corporate Officer Angie Ward, who also says most members pay in four-month intervals. *For background, the Fitness Centre registration form with prices is attached.*

The pending move back to the school was an opportunity to assess the current equipment and identify needs for new purchases. The District Clerk/Corporate Officer informally polled users, some quotes for possible purchases were obtained from Flaman Fitness in Prince George, and, at the June 20, 2023 Regular Council Meeting, the matter referred to Community Buildings and Lands for review.

On July 4, 2023, CB&L Co-Chairs Josh Trotter-Wanner and Dorothea Funk toured the facility with two regular gym users, Jody Hunter and Austen Teodori-Clarke for input on current equipment and proposals for purchases. Below are the findings and recommendations.

Equipment Assessment *(Items with asterisks are either new equipment requests, maintenance, or add-ons):*

1. Universal (Multi) Gym

Number: 1

****Assessment:** *needs replacing*

See attached product quote from Flaman Fitness (from June 20, 2023 Council Meeting Agenda package).

2. Bow Flex machine

Number: 1

****Assessment:** *needs new tension rods, otherwise fine (maintenance item)*

3. Treadmills

Number: 2

****Assessment:** *both in good condition; one treadmill needs lubricant (maintenance item)*

3. Elliptical machines

Number: 2

Assessment: *in good condition*

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

4. Recumbent bike

Number: 1

Assessment: ca. 2 years old and in good shape

5. Upright bikes

Number: 2

**Assessment: *need odometers*, but otherwise in good condition

6. TMZ Trainer Suspension Fitness Straps – need ceiling hook (would be installed once Fitness Centre back at the school building).

Fitness equipment purchases recommended by Community Buildings and Lands Committee:
(Flaman products and prices have been used where possible, since they have already provided some quotes).

1. Universal Gym

Proposed: Inspire M5 Multi-Gym (includes delivery, warranty and set-up).

Price: \$5270.12 plus taxes (PST \$368.91 + GST \$263.51) = \$5902.53

2. Bench press

Suggested: Progression 200 Olympic bench press [Flaman Fitness | Progression 200 Olympic Bench Press](#)

Price: \$499.99 + \$60 taxes = \$559.99

3. New squat station bar (bigger diameter)

Suggested: *couldn't find example*

Price estimate: \$50 (???)

4. Pull-up bar

Suggested: [Flaman Fitness | Progression 35 Commercial Pullup Bar](#)

Price estimate: \$149 + taxes = \$166.88 (plus warranty options ranging from \$89 to \$289 + taxes)

5. Flat bench

Suggested: [Flaman Fitness | Progression 805 Flat Bench](#)

Price estimate: \$349 + \$41.88 taxes: \$390.88

6. Hex Dumbbells

Suggested: [Flaman Fitness | Progression Rubber Hex Dumbbells](#)

Price estimate: 2 @ \$33.80 each = \$67.60 plus \$8.11 taxes = \$75.71

7. Punching bag

Suggested: <https://flamanfitness.com/products/md-buddy-heavy-bag> 70 lb

Price estimate: \$99 + \$11.88 taxes = \$110.88

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- Total rough estimate for proposed new purchases = ~\$7300 but would likely be more with warranties and set-up charges. *(See attached spreadsheet).*
- Cost of Bow-Flex tension rods and 2 odometers not known.

Note -- In addition to the purchase recommendations, the Committee also recommends regular maintenance, and also, a regular review of equipment needs and possible new purchases.

The Fitness Centre is an important recreation option in Wells. Thanks to everyone involved in the review of equipment needs.



**Inspire M5 Multi Gym
Includes delivery, warranty, and setup: \$5,270.12 plus tax**

District of Wells—Strategic Priorities Projects Tracking Grid
Version 3.0—2023 07 16

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.

Project 044—Operations & Governance Improvement Plan will track & prioritize Council and Staff improvements for Operations & Governance. Council has identified several priority improvements for 2023, primarily in communications, human resources practices, by-law priorities, green spaces planning, emergency preparedness, and other.

Categories

Categories 1 to 5 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 2023.”, or continue active work on the project if the project is multi-year and will carry-over to 2024 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 2023, with no commitment to complete the project in 2023.

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

Category 4: Primary Operating Budget projects (sometime supplemented with grant funds or reserves) to be part of Annual Operations/Ongoing Core Activities.

Category 5: Project has been completed, or has been abandoned due to insufficient matching funds or lack of internal capacity to undertake.

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 July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

C=Category (1 to 5) **SD**=start date yy-mm **CA**=Contract(s) Awarded **ED**=end date yy-mm
ID=idea identified **PL**=planning **IP**=implementation phases **C/E**=complete/evaluation (1 to 10)
IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2023 or early 2024 Completion; Category 2=2023 Depending on Budgets & Staffing;
 Category 3=Reconsider but defer to 2024 or later; Category 4=Ongoing;
 Category 5=Complete/No Submission Made/No Matching Funding Capacity

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC (\$441,600) GAS-T (\$186,500)	1	x	20-04	23-08	x	x	x	x	x	
2	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$290,000 + In-kind Complete \$200,000 Planning and Upgrade Emergency Upgrades 5,500,000 Construction	1	x x TBD	20-04	26-03	x	x	x			
3	P003	DOW & Partners-- New OCP	\$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	23-10	x	x	x	x	x	
4	P004	DOW & Partners-- Community Cultural & Recreation Centre	See also P29 GCF (\$250,000) Pending Quotes for Roof	1/2		20-04	24-12	x	x	x			
5	P010	BC Hydro Community Energy Project	\$15,000 Accounts Receivable Mayor & Counsellor Funk	1	x	22-04	23-03	x	x	x	x	x	23-03 9/10

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
6	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-03	x	x	x	x	x	
7	P014	UBCM--Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust	1	x	21-04	23-03	x	x	x	x	x	
8	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete	1	x	22-04	23-03	x	x	x	x	x	
9	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (includes In-kind) See also P31	1	IPr	19-04	24-03	x	x	x			
10	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Part 1-\$15,000 Part 2-\$15,000 Accounts Receivable	1	IPr	22-11	24-03	x	x	x	x		
11	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust (Integrated OCP) (See also P003)	1	x OCP TBD ICSP	18-04	24-03	x	x	x			
12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P04 2 nd Submission In-Progress	1		22-11	26-03	x	x				

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
13	P031	DOW & Partners-- Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 6,000,000 See also P18	1	x TBD	22-12	26-06	x	x	x			
14	P032	DOW Public Works Garage and Shop Assessment, then Purchase Existing or New Construction	TBD	1		22-11	23-12	x	x				
15	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1		18-04	24-03	x	x	x	x		
16	P039	PROV BC-- Engines 11 & 12 Fire Truck Replacement	\$352,000+ Interim Unit \$60,000 Accounts Receivable Heritage Branch 1,300,000+ Future New Units	1		22-12	25-03	x	x	x			
17	P050	Lhtako Dene Nation Partnerships	Mayor & Councillor Lewis	1		23-11	OG	x	x	x			
18	P071	Money Lane House Fire		1		22-06		x	x	x			
19	P074	Wildfires				23-04		x	x	x			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
20	P072	Rural Roads Events— Sugar Creek	EMBC	1		23-04		x	x	x	x	x	
21	P073	Local States of Emergency and Emergency Operations Centre		1		23-04		x	x	x			
22	P076	Lowhee Creek Assessment		1		23-06		x	x	x			
23	P075	2023 to 2025 Supplements		2		23-01		x	x				
24	P070	Highway 26 Events		2		23-04		x	x				
25	P057	UBCM— Housing Strategy Revision	\$15,000 In-trust	2		21-01	21-03	x					
26	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	2		22-06	OG	x	x	x			
27	P013	PROV BC-- Community Transition Response Table	Mayor & Acting Mayor (Training Project to Integrate with REDIP Project)	2		22-11	23-03	x	x	x	x		

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
28	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project	Phase 1 Signage- \$59,313 Fish Study- \$108,953 Investigation, Assessment, Water Standards \$588,023 Phase 2 Mitigation 5,000,000	2	x	22- 08	26- 03	x	x	x			
29	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05- 01	23- 09	x	x	x	x		
30	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof	2		23- 03	24- 10	x	x				
31	P005	DOW & Partners-- Playground	\$230,000	3		20- 04	24- 10	x	x				
32	P016	PROV BC-- Housing & BC Housing	\$5,000,000 See also P36 & P19	3		19- 04	OG	x	x				
33	P028	UBCM Extreme Conditions Recovery Fund	Fall 2023 Intake	3		22- 11	TBD	x	x	x			
34	P020	DOW Wells Community Forest and Community Forest Expansion	TBD Average Dividend Counsellor Lewis	3		18- 04	OG	x	x	x	x		

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
35	P036	DOW & PROV BC— Crownlans	See also P36 & P19	3		22- 06	24- 06	x	x				
36	P040	UBCM— Public Notification & Evacuation Routes Planning		3		23- 01	TBD	x					
37	P042	UBCM— Emergency Operations Centres & Training	See also P22	3		23- 01	TBD	x					
38	P043	UBCM— Poverty Reduction Planning & Action		3		23- 01	TBD	x					
39	P047	PROV BC— Destination Development		3		23- 01	OG	x	x				
40	P048	DOW & Partners—EV Charging Stations		3		23- 01	OG	x					
41	P006	Indigenous Partnerships		4		22- 04	OG	x	x				
42	P007	DOW Municipal Hall Upgrades	2022--80,000	4		22- 04	24- 12	x	x	x			
43	P008	DOW Firehall Upgrades	2022--90,000	4		22- 04	23- 12	x	x	x			
44	P009	DOW Road Maintenance and Snow Removal Contract	2022-\$185,000 2023-\$185,00	4		22- 06	23- 10	x	x	x	x	x	
45	P012	Telus Pole at Firehall		4	IPr	22- 04	TBD	x	x	x	x		
46	P019	PROV BC & DOW— Cemetery	See also P36	4		22- 06	OG	x	x				

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
47	P022	DOW & Partners-- Emergency Response Plan	See also P42	4		22-06	OG	x	x	x	x	x	
48	P025	NDIT--2023 Economic Development Officer Funding	2022/2023-- 50,000	4		22-11	24-03	x	x	x			
49	P037	UBCM-- Community Works Funds (was Gas Tax Fund)	65,000	4		18-04	OG	x	x				
50	P038	DOW-- Fitness Centre Upgrades and Location Decision	2023--25,000	4		22-11	23-04	x	x				
51	P044	DOW-- Operations & Governance Improvement Plan		4		23-01	OG	x	x	x			
52	P045	NDIT-- Grant Writer Program	10,500	4		22-11	24-03	x	x				
53	P046	DOW & Partners-- Barkerville Topics		4		23-01	OG	x	x				
54	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	4		18-05	OG	x	x				

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
55	P058	MULTI-PARTNER— Highway 26 Wildfire Fuel Mitigation Project		4		22- 11		x	x				
56	P059	DOW— Sewer Lagoon Aeration Motors	Transferred to P002	5	x	21- 11	x	x					
57	P060	DOW— Lagoon Maintenance Berms and Sludge	Transferred to P002	5		23- 01							
58	P021	PROV BC-- Green Infrastructure Project	No Submission Made	5		21- 11	22- 03	x	x				
59	P034	SERVICE CANADA-- Youth CSTP 018263319	3,000 Complete	5		22- 04	22- 12	x	x	x	x	x	8
60	P049	PROV BC & CANADA-- Community Energy System (GT- SPF)	439,000 Expired No Matching Funding Capacity	5		17- 04	21- 03	x	x				
61	P051	PROV BC-- CRP--Wells Curling Rink	49,084 Complete	5	x	12- 04	13- 03	x	x	x	x	x	8
62	P052	PROV BC-- South Wells Infrastructure Condition Assessment	10,000 Complete	5	x	17- 04	18- 03	x	x	x	x	x	8

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	C/E
63	P053	PROV BC— Asset Management Plan	10,000 Complete	5	x	15- 04	16- 04	x	x	x	x	x	8
64	P054	PROV BC— COVID Safe Start	241,000 Complete	5		20- 11	21- 12	x	x	x	x	x	8
65	P061	BC HYRDO— LED Steet Lighting	35,000	5		20- 10	22- 11	x	x	x	x	x	7
66	P033	FCM—Green Municipal Fund— Community Facilities Buildings Monitoring Fund	25,000 (20% DOW contribution required) Oversubscribed No Submission Made	5		TBD	TBD	x	x				
67	P041	UBCM— FireSmart Community Funding & Supports	\$45,000 Over subscribed.	5		23- 01	TBD	x					
68	P024	DOW— Change Sand in Water System	2022/23— 20,000 Transferred to P018	5		22- 11	23- 06	x	x	x			
69	P026	DOW Electrical Upgrade at Sewer Lift Station	Transferred to P002	4		22- 03	23- 03	x	x	x			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Appendix L—District of Wells Risk Management Chart (Version 6.0)

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	7,000,000	Collection and Treatment
2	Water				500,000	6,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				1,400,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection				1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection				200,000	4,000,000	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					5,000,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				120,000	250,000	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads Purden Connector
10	Highway 26				2,000,000	20,000,000	Short and Long-term Plan
11	Flooding				15,400,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	Roads				250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery				100,000	500,000	Land and Facilities
14	Contaminated Sites				1,000,000	5,000,000	Research, Planning, and Remediation
15	Totals				25,670,000	98,750,000	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—2022 to 2025 Supplements

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 July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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
2023	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2023	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint		Estimating
	DOW Off	Broken Glass Panes Replacement		C
	DOW Off	Propane Furnace Exhaust Review		C
	DOW Off	Entrances Snow Protection		
	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	Bob Cat and Attachments Rental?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
	DOW Off	Radio Antenna Mast Repair		C

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items	Cost	Solution
		Fire Hall		
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		IP
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023	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
	Firehall	Old Section Roof Replacement		C
2023	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
	Firehall	Old Section Loft Carpet Removal		C
	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
	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		
2023	Firehall	HVAC	15,000	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C Hall	Electrical—Inspection Report Work		IP
	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	
	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	5,000	
	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 July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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 & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room HVAC	10,000	
	C & R	Fitness Room Washroom	10,000	
	C & R	Fitness Room Door	2,000	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—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	
11	New Fitness Equipment and Fitness Equipment Repairs	10,000	1		2023	
12	Fire Proof Furnace Rooms		1		2023	PL
14	1 Ton Flat Deck					
15	Dump Trailer <ul style="list-style-type: none"> • 180 daily • 720 weekly • 2160 monthly 					
16	Fire Chief's List (will add the details) <ul style="list-style-type: none"> • Compressed Air • Pagers and Headsets • Drafting from Lake or River Equipment • Additional Tools 	100,000	1		2023, 2024	PL

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY July 18, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

	<ul style="list-style-type: none"> • Bunker Gear • Training • Furniture • Mezzanine • Shower • Washer Dryer 					
17	Chevy 1 Ton	4,000	1		2023	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2023	
20	Fire Hydrant Servicing	5,000	1		2023	
21	Geo Therma System at WBCCRC Assessment	3,000	1		2023	
22	First Aid Rooms	10,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop to District Office	TBA	1		2023	