

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY August 15, 2023—7:00PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

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

<https://us02web.zoom.us/j/84754807212?pwd=L3Y4UUdaaXJlY3Y4MUZQTk5xR2xCQT09>

**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, Xats'ull, 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 August 15, 2023, 7:00pm**

**1.2 Recommendation/s:** THAT Council approves the agenda for the Regular Council meeting of Tuesday August 15, 2023, as circulated.

**2.0 MINUTES**

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

**3.0 DELEGATIONS AND PRESENTATIONS--NIL**

**4.0 CORRESPONDENCE**

**4.1—UBCM Letter from MLA Coralee Oakes**

**4.2-- Philip Garvey Ph.D. P.Ag., Senior Contaminated Sites Specialist (Project P030)**

**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—Quotes closed—Mattison Roofing leading quote
- 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 (project submission will not be competitive enough according to Program Officer from REDIP)
- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement in-progress and Fire Truck has arrived passing all inspections, insurance, some “chevron” decaling has arrived for installation, and new ladders being sourced

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- 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)*
  - *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*
- P069--Barkerville Corridor Wildfire Fuel Management
- P070--Highway 26 Events (repairs in-progress)
- P071--Mooney Lane House Fire (Site cleaned up, good communication from owner)
- 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)
- Select Committees' Short Updates
- Subdivision Requests—will be working with Urban Systems on current requests.
- Meeting Dates:
  - 2023 July 19<sup>th</sup> EA Open House--Complete
  - 2023 August 2<sup>nd</sup>, Contaminated Sites Update—Ministry of Forests and ALS Consulting—Complete
  - 2023 August 15<sup>th</sup>, Regular Council Meeting
  - 2023 September 5<sup>th</sup>, Regular Council Meeting
  - 2023 September 26<sup>th</sup>, Regular Council Meeting
  - Emergency Preparedness Committee—working with all partners on a August meeting.
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (in-progress), 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 August 15, 2023.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday August 15, 2023.

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Mayor Ed Coleman is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/84754807212?pwd=L3Y4UUdaaXJIY3Y4MUZQTk5xR2xCQT09>

Meeting ID: 847 5480 7212

Passcode: 674496

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One tap mobile

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+13602095623,,84754807212#,,,,\*674496# US

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Dial by your location

- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +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)

Meeting ID: 847 5480 7212

Passcode: 674496

Find your local number: <https://us02web.zoom.us/j/kc7YNprhIS>

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JULY 18, 2023  
IN PERSON AND ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman, Councillor Dirk Van Stralen, Councillor Josh Trotter-Wanner, Councillor Jenn Lewis (via zoom), Councillor Dorothea Funk (via zoom)

**STAFF:** Angela Ward, Corporate Officer & District Clerk, Niel Doerksen, Public Works Superintendent.

**PUBLIC GALLERY:** 5

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT – 7.02PM**

- 1.1 Agenda for the Regular Council Meeting of July 18, 2023.
  - Letter from Island Mountain Arts added as a friendly amendment to the Mayor’s Report.

**23-115 MOVED** Councillor Dirk Van Stralen, Seconded Councillor Jenn Lewis THAT Council approves the agenda for the Regular Council Meeting of July 18, 2023, as amended.  
Carried Unanimously.

**2.0 MINUTES**

**23-116 MOVED** Councillor Dorothea Funk, Seconded Councillor Jenn Lewis THAT Council approve the minutes for the Regular Council Meeting of Tuesday, June 20, 2023, as circulated.  
Carried Unanimously.

**3.0 DELEGATIONS AND PRESENTATIONS – NIL**

**4.0 CORRESPONDENCE – NIL**

**5.0 UNFINISHED BUSINESS**

- 5.1 Strategic Priorities Projects
  - P070 – Highway 26 Events. Councillor Funk reported that the July 13 Cariboo Regional District Committee of the Whole meeting she attended as Alternate Director/Wells included a presentation from Sandi Griffiths, Cariboo District Manager, Ministry of Transportation and Infrastructure. When asked about future plans for the washout, Ms Griffiths said there would be a temporary single-lane bridge going in, which would have clear sight lines for safety. Future plans call for a permanent structure (bridge) at that location.

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- P076 Lowhee Creek Assessment. Councillor Trotter-Wanner asked about the overlaps of Lowhee Creek dike, contaminated sites, and potential Cariboo Gold Project in the same vicinity. Mayor Coleman said there is coordination going on with the risk assessment engineer for Lowhee Creek, Radloff, obtaining data from Osisko and Crown Contaminated Sites. Radloff will be providing a report to Council, perhaps at the August meeting.
- P030 – Jack of Clubs Reclamation & Area Reclamation Project. Councillor Dorothea Funk asked if the contaminated sites advisory includes ‘the Y’ (juncture of Willow River and Williams Creek), where the locals swim. The Mayor explained for now it does, with more information available at the August 2, 2023 Open House for this project.

**23-117 MOVED** Councillor Jenn Lewis, Seconded Councillor Dirk Van Stralen THAT Council receives the updated Strategic Priorities Projects Grid Report as presented to Council at the July 18, 2023 Meeting.

Carried Unanimously.

## **6.0 REPORTS**

### **6.1 Mayor’s Report**

*(in addition to Mayor’s Report Summary on the Agenda)*

- Version 4.4 of the Concise Business Plan is posted on wells.ca. The current Five-Year Financial Plan and Bylaw will go into Version 5.5 after finalizing some details with the Auditor to complete the 2022 Audit and the formatting of spreadsheets for report.
- His Worship enquired about the date of the next Community Buildings and Lands Committee, to help make some decisions about the ice rink project, such as roof colour. Co-Chair Councillor Funk said a Committee meeting date would be arranged before the August 15 Council Meeting, which would primarily be a walk-through of the buildings in the Committee’s scope (WBCCRC; ice rink, Hall).
- Fitness Centre Equipment. The Mayor obtained some quotes, totalling ~\$9500 based on the recommendations for purchases in the report from Community Buildings and Lands. He has also found someone in the region who is certified to do fitness equipment repairs, Mike Heim.  
*(Rest of discussion on this item under 6.2).*
- Letter from Island Mountain Arts requesting a) that Community Hall rental for August 7, 2023 be granted in-kind so they can clean the facility after its August 6 event; b) waiving the Noise Bylaw so music could be performed past 10:00 PM and 3) written permission to pursue a special event permit.

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**23-118 MOVED** Councillor Dirk Van Stralen, Seconded Councillor Jenn Lewis THAT Council approves the requests from Island Mountain Arts to waive the Noise Bylaw 93 (Exemption 6(g)), on August 6, 2023 from 10:00 PM to midnight; that the day rental for the cleaning of the hall August 7 will be granted in-kind; and written permission to pursue a special event permit.

Carried Unanimously

- Councillor Josh Trotter-Wanner stated he had stepped back from voting on the motions from the Island Mountain Arts letter, since he is on the IMA Board.
- Staffing – The new CAO, Jerry Dombowsky has signed his contract and will be ‘on-boarding’ until he starts full-time on October 10, 2023, including learning our systems. Economic Development Officer vacancy – Municipal Advisor Gary Nason is assisting with the posting. The casual Employment and Casual Contractors are working well. Seasonal Visitor Information Staffing is complete and doing a good job. Seasonal Grounds and Maintenance Staffing is complete as well.

**23-119 MOVED** Councillor Van Stralen, Seconded Councillor Funk to receive the Mayor’s Report.

Carried unanimously.

## **6.2 2023 to 2025 Budget Supplements Discussions**

**23-120 MOVED** Councillor Dorothea Funk, Seconded Councillor Jenn Lewis THAT Council approves the purchase of new fitness equipment as per the quote from Flaman Fitness obtained by Mayor Coleman, based on recommendations from the Community Buildings and Lands Committee, paid for from the Community Works Fund, an account held at Integris Credit Union and FURTHER, to obtain a quote for repairs from Mike Heim which would be presented to Council, with funding options, and could be decided by an email vote.

Carried Unanimously.

- Mayor Coleman hopes to get HVAC quotes soon, to help expedite the return of the gym equipment from the Hall to the fitness room at the WCCRC.
- Councillor Lewis hoped priority would be given to soon finding and preparing a more suitable space in the Community Hall for the monthly health clinic. Mayor Coleman is working on this with the Nurse Practitioner.
- In response to a question from Councillor Lewis about the WCCRC roof estimates, Mayor Coleman said quote/s are expected soon, and also will under budget since it will be a less- expensive torch-on roof, a relatively new product.

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**23-121 MOVED** Councillor Dirk Van Stralen, Seconded Councillor Jenn Lewis THAT Council receives the Supplements discussion.

Carried Unanimously.

**7.0 INFORMATION AND ANNOUNCEMENTS**

**7.1 Council**

- Councillor Dirk Van Stralen announced that Alison Jenkins will be performing on the Sunset Theatre stage on Friday July 21 and Saturday July 22.
- Councillor Josh announced the “Prom Night” IMA event will be August 6, 2023.

**7.2 Staff**

- Superintendent Niel Doerksen reported that the projects are going well and he is working with the engineers on the Lowhee Dike project.
- Corporate Officer Angie Ward noted that there is still a lot of wildfire smoke, with a reminder to be careful. The office also has a large supply of KN95 masks if anyone needs some.

**7.3 Public Gallery – Nil**

**8.0 ADJOURNMENT**

**8.1** Adjournment of the Regular Council Meeting of Tuesday, July 18, 2023.

**23-122 MOVED** Councillor Jenn Lewis, Seconded Councillor Dorothea Funk THAT Council at 8:33 PM adjourns the Regular District of Wells Council meeting for Tuesday July 18, 2023.

Carried Unanimously

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Ed Coleman, Mayor

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Angela Ward, Corporate Officer

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Coralee Oakes, MLA  
Cariboo North

August 11, 2023

To: District of Wells

**Re: Schedule of Meetings UBCM**

Dear: Mayor Coleman and Council

I will be attending UBCM and would be happy to participate in any of the meetings you will be having with government.

This will provide me with the applicable information to advocate for when the house goes back into session.

Please let me know when your meetings are so I can schedule them during UBCM.

Sincerely,

A handwritten signature in black ink that reads "Coralee Oakes". The signature is written in a cursive, flowing style.

Coralee Oakes,

MLA

Cariboo North



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**From:** Garvey, Philip FOR:EX <[Philip.Garvey@gov.bc.ca](mailto:Philip.Garvey@gov.bc.ca)>  
**Sent:** Thursday, August 10, 2023 10:22 AM  
**To:** Ed Coleman, Mayor <[edcoleman@wells.ca](mailto:edcoleman@wells.ca)>  
**Cc:** Habtegiorgis, Hailegabriel FOR:EX <[Hailegabriel.Habtegiorgis@gov.bc.ca](mailto:Hailegabriel.Habtegiorgis@gov.bc.ca)>  
**Subject:** Island Mountain | CCSP August 2 Public Presentation

Hi Mayor Coleman,

I would first like to thank you for the assistance and the support provided to CCSP in holding the Public Presentation on August 2.

Further still I would also like to thank the District Staff for their support and for being welcoming to CCSP.

I have provided links below to download the Presentation and Questionnaire. The presentation includes all the posters that were on display during the presentation.

- CCSP Public Presentation | To access the file, go to <https://www.env.gov.bc.ca/perl/soft/dl.pl/20230810100413-14-gp-0dafb6f2-27a8-4600-925f-b3795ebf?simple=y>
- Public Consultation Questionnaire | To access the file, go to <https://www.env.gov.bc.ca/perl/soft/dl.pl/20230810100122-07-gp-6d635be0-9b26-499b-a0a4-546e5a8a?simple=y>

If anyone has any follow up questions or concerns regarding CCSP's investigations or work completed by the Province in the past, please feel free to pass on my contact information (listed below) or the generic CCSP contact information (Tel: 250-387-9730, Email: [Contaminated.Sites@gov.bc.ca](mailto:Contaminated.Sites@gov.bc.ca))

If anyone has any specific health questions or questions related to health hazard advisory, Contact information for the Northern Health Authority is their central line: 250-565-7322 and email: [publichealth.protection@northernhealth.ca](mailto:publichealth.protection@northernhealth.ca)

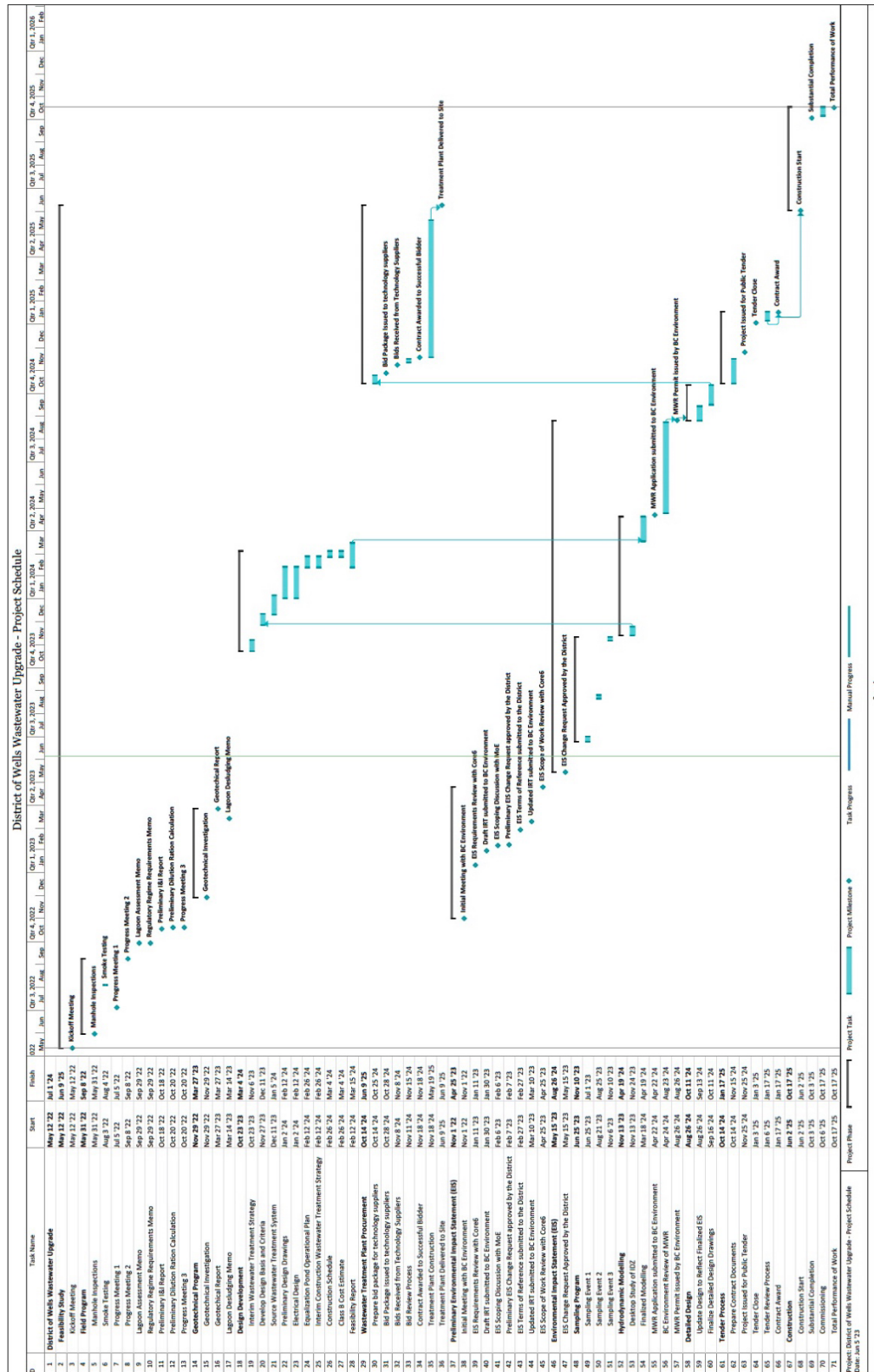
Thanks, Philip.



**Philip Garvey Ph.D. P.Ag.**  
**Senior Contaminated Sites Specialist**  
Crown Contaminated Sites Program  
Crown Land Opportunities and Restoration Branch  
Integrated Resource Operations Division  
**Ministry of Forests**  
[Philip.Garvey@gov.bc.ca](mailto:Philip.Garvey@gov.bc.ca)  
Phone: 236-455-4586 Cell: 604-690-8443

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P002—Wastewater Gant Chart





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

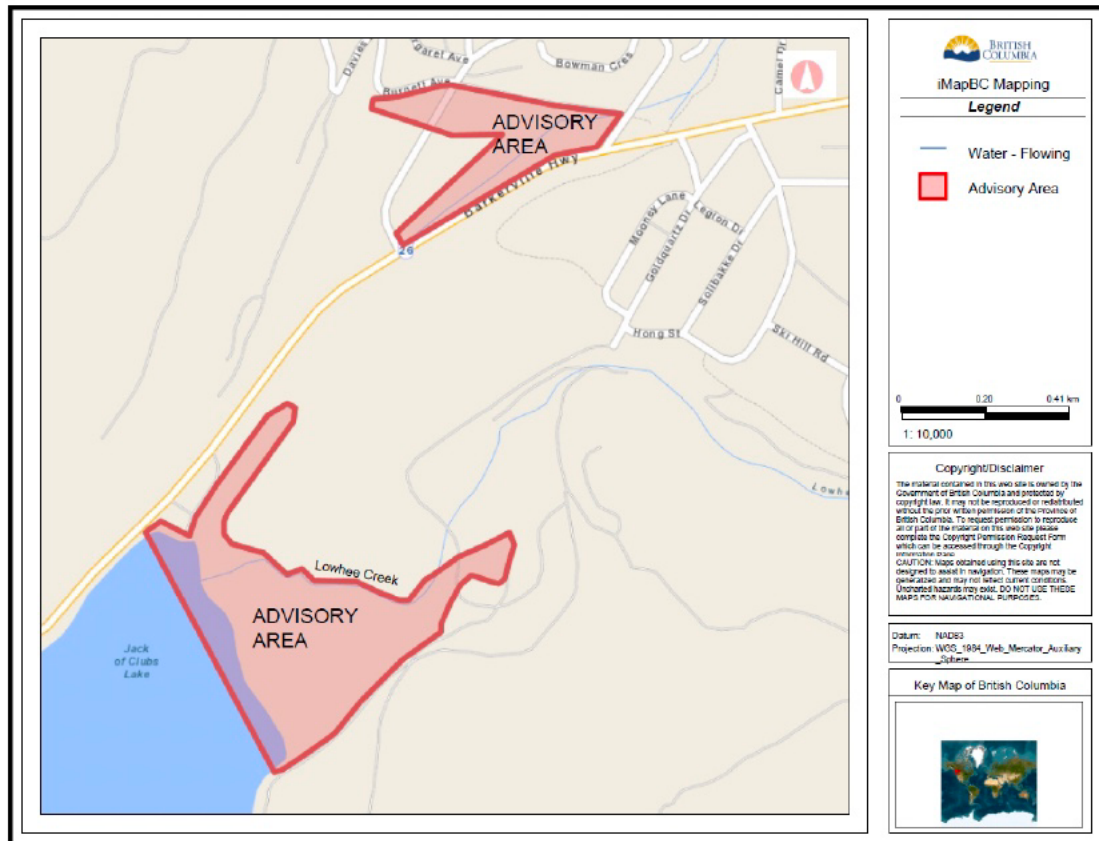
For further information on the Advisory please contact Northern Health Environmental Public Health at 250 565-7322 or via email at [php@northernhealth.ca](mailto:php@northernhealth.ca)

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](mailto:contaminated.sites@gov.bc.ca).

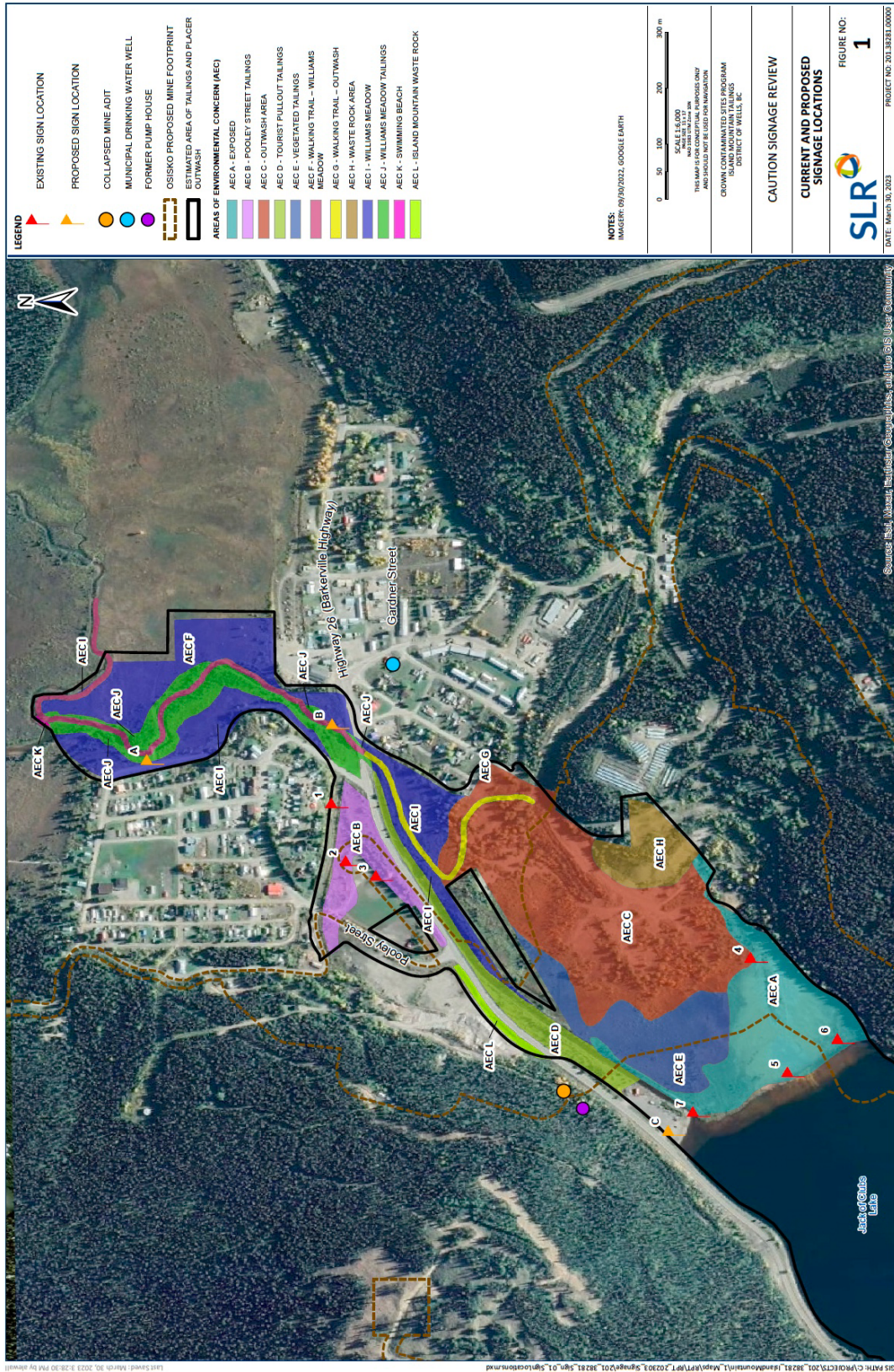
Dr. Jong Kim, MD, MSc, FRCPC  
Chief Medical Health Officer  
Northern Health

# HEALTH HAZARD ADVISORY

## Jack of Clubs Tailings & Visitor Centre Shorelines Advisory Areas Map



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## 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 10<sup>th</sup>, 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](mailto:edcoleman@wells.ca)*

**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.

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**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 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



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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP 1	IP 2	IP 3	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  TB D ICS P	18-04	24-03	x	x	x			
12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P04 2 <sup>nd</sup> Submission In-Progress	1		22-11	26-03	x	x				

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**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			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP 1	IP 2	IP 3	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		

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	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	TB D	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		

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	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	TB D	x					
37	P042	UBCM— Emergency Operations Centres & Training	See also P22	3		23-01	TB D	x					
38	P043	UBCM— Poverty Reduction Planning & Action		3		23-01	TB D	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	TB D	x	x	x	x		
46	P019	PROV BC & DOW— Cemetery	See also P36	4		22-06	OG	x	x				

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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				

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	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

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Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	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		TB D	TB D	x	x				
67	P041	UBCM—FireSmart Community Funding & Supports	\$45,000 Over subscribed.	5		23-01	TB D	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			



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**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	<b>Totals</b>				<b>25,670,000</b>	<b>98,750,000</b>	

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**P75—2022 to 2025 Supplements**

**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:		

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**Appendix G--Facilities Upgrades List**

Ref	Building	Item	Cost	Status
		<b>District of Wells Office</b>		
	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"> <li>• Inspection Report Work</li> <li>• Baseboard Heaters Updating &amp; Safety</li> </ul>		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"> <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	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

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**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:		

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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items	Cost	Solution
		<b>Fire Hall</b>		
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"> <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
	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	

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**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:		

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**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		

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**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:		



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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Building</b>	<b>Item</b>	<b>Cost</b>	<b>Solution</b>
	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	

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**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"> <li>• 180 daily</li> <li>• 720 weekly</li> <li>• 2160 monthly</li> </ul>					
16	Fire Chief's List (will add the details) <ul style="list-style-type: none"> <li>• Compressed Air</li> <li>• Pagers and Headsets</li> <li>• Drafting from Lake or River Equipment</li> <li>• Additional Tools</li> </ul>	100,000	1		2023, 2024	PL

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	<ul style="list-style-type: none"> <li>• Bunker Gear</li> <li>• Training</li> <li>• Furniture</li> <li>• Mezzanine</li> <li>• Shower</li> <li>• Washer Dryer</li> </ul>					
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	