

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/7390942920?pwd=b1VlbDdiazN0UUtVemJ1SGllcnFvQT09>

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 September 26, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday September 26, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday Tuesday September 05, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

4.1—IMA Arts Wells Consultation

4.2—Wells Destination High School—Update Letter

4.3—Wells Destination High School--Zoning Support Letter

4.4—Community Forest Letter and Decisions

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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

- P001—Ice Rink—Concrete pour today, pony wall, fascia, and electrical next, water stand completed, and investigated Zamboni L100--\$18,000 to \$20,000.
- P002—Sewer/Waste Water—EIS (Environmental Impact Study) continues, generators and concrete pads are next for the pump station and lagoon blowers.
- P004—WBCCRC—Quotes closed—Mattison Roofing Awarded Roofing Contract starting in September weather permitting and Geothermal System Upgrade components ordered.
- P018—Water Treatment Plant—Parts in process of being ordered for the water plant and generator pad to be completed.
- 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)
- P037—2022 Funds Received \$67,431; 2023 Funds Received \$35,419

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- P039—Fire Truck (Engine 12)—Heritage Branch Ten Year Agreement in “Final Draft stage”, and Fire Truck still has, some “chevron” decaling to be installed, 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)*
 - *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 (potential Partnership with Lhtako Dene Nation)
- P070--Highway 26 Events (repairs in-progress, plan is for single lane bridge for the winter)
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment—working with EMBC and Minister Ma

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- Select Committees’ Short Updates
- Subdivision Requests—will be working with Urban Systems on Brochure, Applications, and Checklist for the various request that are coming in
- Snowmobile Club update
- Meeting Dates:
 - 2023 September 18th to 22nd—UBCM Annual Conference, Vancouver, BC
 - 2023 September 26th, Regular Council Meeting
 - 2023 October 10th, Regular Council Meeting
 - 2023 October 24th, Regular Council Meeting
 - Emergency Preparedness Committee—CRD has shared their framework with us.
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (posted), Facilities, Lands, and Infrastructure Manager (posting being drafted, 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 September 26, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday September 05, 2023.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Ed Coleman's Personal Meeting Room

Join Zoom Meeting

<https://us02web.zoom.us/j/7390942920?pwd=b1VlbDdiazN0UUtVemJ1SGllcnFvQT09>

Meeting ID: 739 094 2920

Passcode: 131318

One tap mobile

+12532050468,,7390942920#,,,,*131318# US

+12532158782,,7390942920#,,,,*131318# US (Tacoma)

Dial by your location

- +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)
- +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

Meeting ID: 739 094 2920

Passcode: 131318

Find your local number: <https://us02web.zoom.us/j/kob66eegx>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY SEPTEMBER 5, 2023
IN-PERSON AND ONLINE (VIA ZOOM)
MINUTES**

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

STAFF: CAO Jerry Dombowsky (via Zoom), Corporate Officer & District Clerk Angela Ward, Co-Fire Chief Emily Bailey

PUBLIC GALLERY: In-person 3, Zoom 4

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

1.1 Agenda for the Regular Council meeting of Tuesday September 5, 2023

23-130 MOVED Councillor Lewis, seconded Councillor Dorothea Funk THAT Council approves the agenda for the Regular Council Meeting of Tuesday September 5, 2023.

Carried Unanimously.

2.0 MINUTES

2.1 Minutes for the Regular Council Meeting of Tuesday, August 15, 2023.

23-131 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council approves the minutes for the Regular Council meeting of Tuesday August 15, 2023, as circulated.

Carried Unanimously.

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE

4.1 Wells Fire Brigade Chiefs – Bylaw Amendment Consideration with 1) Email dated August 23, 2023, and 2) April 30, 2023 letter with draft text for Section 17:2.

23-132 MOVED Councillor Lewis, Seconded Councillor Funk THAT Council receives the letter from Wells Fire Brigade Chiefs on Bylaw Amendment Consideration.

Carried Unanimously.

23-133 MOVED Councillor Van Stralen, Seconded Councillor Trotter-Wanner THAT Council approve and give 1st and 2nd Readings to the proposed amendment to Fire Services Bylaw No. 142, Section 17.2 as per the draft text in the April 30, 2023 letter from the Fire Chiefs: *Should an industrial (Category 3) Open Burn Prohibition be implemented during a period when environmental conditions are still safe within District boundaries to commence burning on approved hazard abatement projects only, the Fire Chief may coordinate with the BC Wildfire Service and the contractor to temporarily exempt the prohibition until either a) the project is*

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

complete, or, b) the conditions are no longer safe to proceed. Safe environmental conditions are defined as a combination of adequate moisture ratings, remaining snow-pack, and cold to freezing evening temperatures. All other parameters for Category 3 open burns must also be adhered to as per the Wildfire Act.

Carried Unanimously.

23-134 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approve and give 1st and 2nd Readings to amending the Fire Services Bylaw No. 142 to increase incidence compensation for call-outs for the Wells Volunteer Fire Brigade to \$25 per hour, as per Motion 23-126 from the August 15, 2023 Regular Council Meeting.

Carried Unanimously.

23-135 MOVED Councillor Lewis, Seconded Councillor Trotter-Wanner THAT Council rescind the District of Wells Fire Services Bylaw No. 181 since it is a duplicate of Fire Services Bylaw No. 142.

Carried Unanimously.

- Councillor Trotter-Wanner also suggested some formatting changes to the Fire Services Bylaw. Councillor Funk asked that in future, when Council is asked to consider Bylaw amendments, a written copy of the relevant Bylaw is placed on the Agenda. If possible, an amended Fire Services Bylaw will be presented to the September 26, 2023 Regular Council Meeting.

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

Verbal report in addition to Agenda report

- P070 – Highway 26 will be receiving a single lane bridge at the washout for the winter. Fish bearing creek is making workings slow.

23-136 MOVED Councillor Funk Seconded Councillor Van Stralen THAT Council receives the Strategic Priorities report as presented to the September 5, 2023, Council Meeting.

Carried Unanimously.

6.0 REPORTS

6.1 Mayor's Report

In addition to written report on Agenda

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- Council Select Committee Reports – Vision and Planning Co-Chair Councillor Lewis stated they are waiting for the 2023 Draft Official Community Plan referrals to come in as well as the feedback from the stakeholders.
- Meeting Dates
Discussion following Councillor Funk’s suggestion to adjust Council meeting dates (first and third Tuesdays) because of the UBCM Convention September 18 to 22, 2023, which three Councillors are attending. The September 19 Council meeting has already been moved to September 26, 2023. She recommended adjusting the October meeting dates so there aren’t meetings two weeks in a row.

•
23-137 MOVED Councillor Trotter-Wanner, Seconded Councillor Funk to move the regularly-scheduled Council Meeting of Tue. October 3, 2023 *to* Thu. October 12, 2023, 12:00 PM (noon) and further, to move the regularly scheduled Council meeting of Tue. October 17, 2023, *to* Tuesday, October 24, 2023, 7:00 PM.

Carried unanimously.

- Staffing Update - EDO Recruitment (posted), working on Red Seal Carpenter and Facilities Supervisor.

6.2 P075 – 2023 to 2025 Budget Supplements Discussions

23-138 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Lewis reminded us that the award-winning play *Jake’s Gift*, performed by Julia Mackey and directed by Dirk Van Stralen will be presented at the Sunset Theatre on September 8, 2023.

7.2 Staff

- CAO Jerry Dombowsky says he is very excited to get to Wells and to work with us all.

7.3 Public Gallery – Nil

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council Meeting of Tuesday September 5, 2023.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

23-139 MOVED Councillor Lewis, Seconded Councillor Van Stralen THAT Council at 8:13PM adjourns the District of Wells Regular Council meeting for Tuesday September 5, 2023.

Carried Unanimously

Ed Coleman, Mayor

Angela Ward,

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Hello District of Wells Council and Staff:

I am hoping to meet a few of you in the first week of October, if schedules permit, to discuss work that IMA has undertaken thus far to prepare for the return of the ArtsWells Festival in 2024, and areas where we are looking to work with and support the district, particularly around community emergency planning, to bring a smaller version of this event back in 2024.

I would greatly value the opportunity to bring this conversation to the council and staff before bringing it to the district's constituents at large. I believe that any questions or concerns you will raise as representatives of the district will help our organization to better prepare for a more public forum later in the month. Pending this conversation, I'd love to ask for a letter of support (contingent on the community conversations) from the District, as it would be a strong addition to our Canadian Heritage Arts Presentation application due October 15th.

In the meantime, I am looking for some building information so that I can obtain quotes from a few vendors. Mostly having to do with electrical power that can be pulled into the field from the gymnasium, and from the Community Hall to the grass corridor between the Hall and Ellen Partnoy's house.

Please send me a message back to let me know you have received this message.

Sincerely,

--

Elyssia Sasaki

for Island Mountain Arts
Secwépemc and Dakelh Territory
Box 65, 2323 Pooley St. Wells, BC, V0K 2R0
elyssia@imarts.com
Office: 250-994-3466
Cell: 647 332 1652

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Wells Destination School Society



September 20, 2023

To: Mayor and Council
District of Wells,
Wells, B.C.

Re: Wells Destination High School Update

On behalf of the Wells Destination School Society, I'm excited to provide some highlights of our progress to date:

- The Wells Destination School Society (WDSS) received its Certificate of Incorporation on May 9th, 2023 [WDSS Certificate of Incorporation.pdf](#)
- In June, our Society held a very successful tree-planting fundraiser in partnership with West Fraser and with the tremendous support of the community, raising \$30,000. Due to its success, West Fraser has expressed interest in making this an annual event.
- Lindsay Kay designed a fabulous logo for our WILDways School.
- The WDSS's Expression of Interest was received and accepted by BC's Inspector of Independent Schools on August 9th, 2023. [EOI response - Wildways School.pdf](#). This enables our Society to submit an application for interim certification as an BC Independent school.
- Our Society has submitted an application to become a registered charity and is awaiting charitable status approval.
- On September 14th, Christy McHarg defended her thesis: *"Collaborating Towards an Alternative High School for Wells, BC: Exploring Rural Education and Community Development in Place"*
- Clear Course consulting continues to work in collaboration with our Board on the Business Plan.

Thanks for taking the time to read our update. Please feel free to reach out with any questions.

Alison Galbraith

President
Wells Destination School Society
wellsdestinationschool@gmail.com

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Wells Destination School Society
Box 183, Wells, BC, V0K 2R0

(Date to be inserted)

Mayor and Council
District of Wells
4243 Sanders Street
Wells BC V0K 2R0

**Re: Wells Destination High School Student Accommodation and
Rezoning of the Community Forest's Margaret Ave Property**

As we continue planning a September 2024 opening for the Wells Destination High School, we must address the need to develop student accommodation. Some of the students will live in Wells and some will be students from other communities who will be attracted by our community-based experiential learning.

These students from other communities will need accommodation for four nights each week. During the school's first two years of operation we anticipate needing accommodation for about 12 students and in future years the number of students needing accommodation may grow.

With District of Wells approval, the Wells Community Facility Building could serve as a "home base" for learning, with the community, learning forest, and surrounding area providing the foundation for a unique place-based learning opportunity.

The proximity of the community forest's property on Margaret Avenue is an ideal location for a student lodge providing student accommodation. We would like to build a small lodge with washrooms, kitchen and dining space, and two small sleeping cabins.

There's an opportunity for this accommodation to serve two functions: accommodation for students for four nights each week during the school year, and rental accommodation for individuals (artists, researchers, tourist) for holidays during the school year and full-time during the summer.

As this development plan would not conform to existing zoning, we would like to add our support for the community forest's application to have the property rezoned commercial.

Sincerely,

Alison Galbraith President
Wells Destination School Society

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



PO Box 69
Wells BC V0K 2R0

September 20, 2023

By email to
clerk@wells.ca

Mayor and Council
District of Wells
4243 Sanders Street
PO Box 219
Wells BC V0K 2R0

Re: Appointment of Directors and Annual General Meeting of WBCF Ltd.

Each year any company incorporated under BC law must hold an annual general meeting of its shareholders, or the company's shareholders must waive, by resolution, their requirement for an annual general meeting.

Companies with multiple shareholders usually hold a meeting, while companies with a single shareholder usually waive the requirement. Most years since Wells-Barkerville Community Forest Ltd was incorporated in 2014 the sole shareholder, the District of Wells, has waived the requirement. That was done rather than convene an annual general meeting at which just one person, an individual appointed by the shareholder to represent it, could vote.

When the District of Wells waives the requirement, Mayor and Council, themselves, undertake the business that would be conducted at the annual general meeting. This year that would include:

- the receipt of the WBCF Ltd financial statements for the year ended December 31, 2022 as prepared by PMT Certified Professional Accountants LLP (these statements were delivered to the office of the shareholder on June 1, 2023);
- the receipt of the annual report of the WBCF Ltd directors for the year ended December 31, 2011 (this report was delivered to the office of the shareholder on June 1, 2023);

page 1 of 2

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- the appointment of directors for the next 12 month term (four of the five current directors are able and willing to serve another 12 month term, and four was the number originally appointed for the current term, but the shareholder has total discretion in making the appointments and can make other appointments and/or additional appointments);
- the appointment of an auditor, or, instead, the waiving of the appointment of an auditor of the company for the ensuing year (assuming the shareholder will be happy with the review of the 2023 financial transactions and preparation of the 2023 financial statements by PMT Certified Professional Accountants LLP, as was done for the 2022).

As has been done in the past, all of these decisions can be incorporated in a single resolution. For the convenience of Council and staff a possible version of such a resolution is attached, but of course Council may amend or replace the suggested resolution with wording of its own.

Sincerely,

Cam Beck, Coordinator

att: possible resolution

Note 1

It should be remembered that only a designated representative of the sole shareholder can vote at any annual general meeting of Wells-Barkerville Community Forest Ltd., should one be convened. Article 11.5 of the company's articles of incorporation specifies the other individuals entitled to attend:

In addition to those persons who are entitled to vote at a meeting of shareholders, the only other persons entitled to be present at the meeting are the directors, the president (if any), the secretary (if any), the assistant secretary (if any), any lawyer for the Company, the auditor of the Company, any persons invited to be present at the meeting by the directors or by the chair of the meeting and any persons entitled or required under the *Business Corporations Act* or these Articles to be present at the meeting; but if any of those persons does attend the meeting, that person is not to be counted in the quorum and is not entitled to vote at the meeting unless that person is a shareholder or proxy holder entitled to vote at the meeting.

Note 2

As suggested by Mayor Ed Coleman, WBCF Ltd directed its lawyer to draft revisions to the company's Articles of Incorporation, for the consideration of the shareholder, that would increase the term of office for the company's directors from one year to three. Those draft revisions have not yet been received.

Note 3

Council may already have voted to receive the 2022 financial statements and the 2022 annual report of the directors; if so, those clauses could be deleted from the attached.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

MOVED Councillor _____, seconded Councillor _____, THAT
Council:

1. receives the financial statements for Wells-Barkerville Community Forest Ltd for the year ending December 31, 2022 as prepared by PMT Professional Chartered Accountants LLP;
2. receives the annual report of the directors of Wells-Barkerville Community Forest Ltd for the year ending December 31, 2022;
3. elects the following persons as directors of Wells-Barkerville Community Forest Ltd for the ensuing year:
 - IAN MACDONALD, 4285 Mildred Avenue, Wells BC V0K 2R0
 - TONY BENSTED, 7345 Cinderella Road, Quesnel BC V2J 6T9
 - JENN LEWIS, 3882 Lowhee Road, Wells BC V0K 2R0
 - DARRYL KOEKEMOER, 4360 Sanders Avenue, Wells BC V0K 2R0
4. waives, pursuant to the provisions of Section 203(c) of the *Business Corporation Act*, the appointment of an auditor for Wells-Barkerville Community Forest Ltd for the ensuing year;
5. waives the requirement for an annual general meeting of Wells-Barkerville Community Forest Ltd. and instead deems the annual general meeting to have been held on September 26, 2023.



DISTRICT OF WELLS
BYLAW No. 194, 2023
A BYLAW TO AMEND THE
“FIRE SERVICES BYLAW NO. 142, 2015”.

The Council of the District of Wells, in open meeting assembled, enacts as follows:

1. THAT “FIRE SERVICES BYLAW No. 142, 2015” be amended by adding the following section 17.2

17.2 Should an Industrial (Category 3) Open Burn Prohibition be implemented during a period when environmental conditions are still safe within district boundaries to commence burning on approved hazard abatement projects only, the Fire Chief (s) may coordinate with BCWS and the contractor to temporarily exempt the prohibition until either:

- a) the project is complete
- b) the conditions are no longer safe to proceed.

Safe environmental conditions are defined as a combination of adequate moisture ratings, remaining snowpack, and good overnight recoveries. All other parameters required for Cat 3 open burns must be adhered to as per the Wildfire Act.

2. THAT “FIRE SERVICE BY LAW No. 142, 2015 section 7.1” *be amended by the replacement of the following:*

7.1.i. A person is qualified to be appointed as a Wells Volunteer Fire Brigade Member, who:

- (a) is not less than 19 years of age.
- (b) has submitted a completed application form.
- (c) has successfully completed a probationary period of no less than 2 practices with the Brigade.
- (d) is a member in good standing of the Wells Volunteer Fire Brigade.

7.1. ii. Upon appointment to the Wells Volunteer Fire Brigade, a Member shall be entitled to:

- (a) a complimentary membership to the Wells Community Fitness Centre.**
- (b) compensation in the form of \$10 per fire practice.**
- (c) compensation, based on a Call Out rate of \$25 per hour.**

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

(d) false alarm compensation of \$20 (per member), to those that report in at the hall on a false alarm incident.

3. THAT BYLAW No. 181 be repealed as it is word for word identical to Bylaw 142 but does not have the amendments of 142 applied.
4. This Bylaw may be cited for all purposes as the “District of Wells Fire Services Amending Bylaw No. 194, 2023.”
5. That the “Definition” of “Call Out” be added to Bylaw No. 142, meaning: *to respond and provide Fire Suppression to an Exterior.*

FIRST READ THIS 5TH day of September 2023.

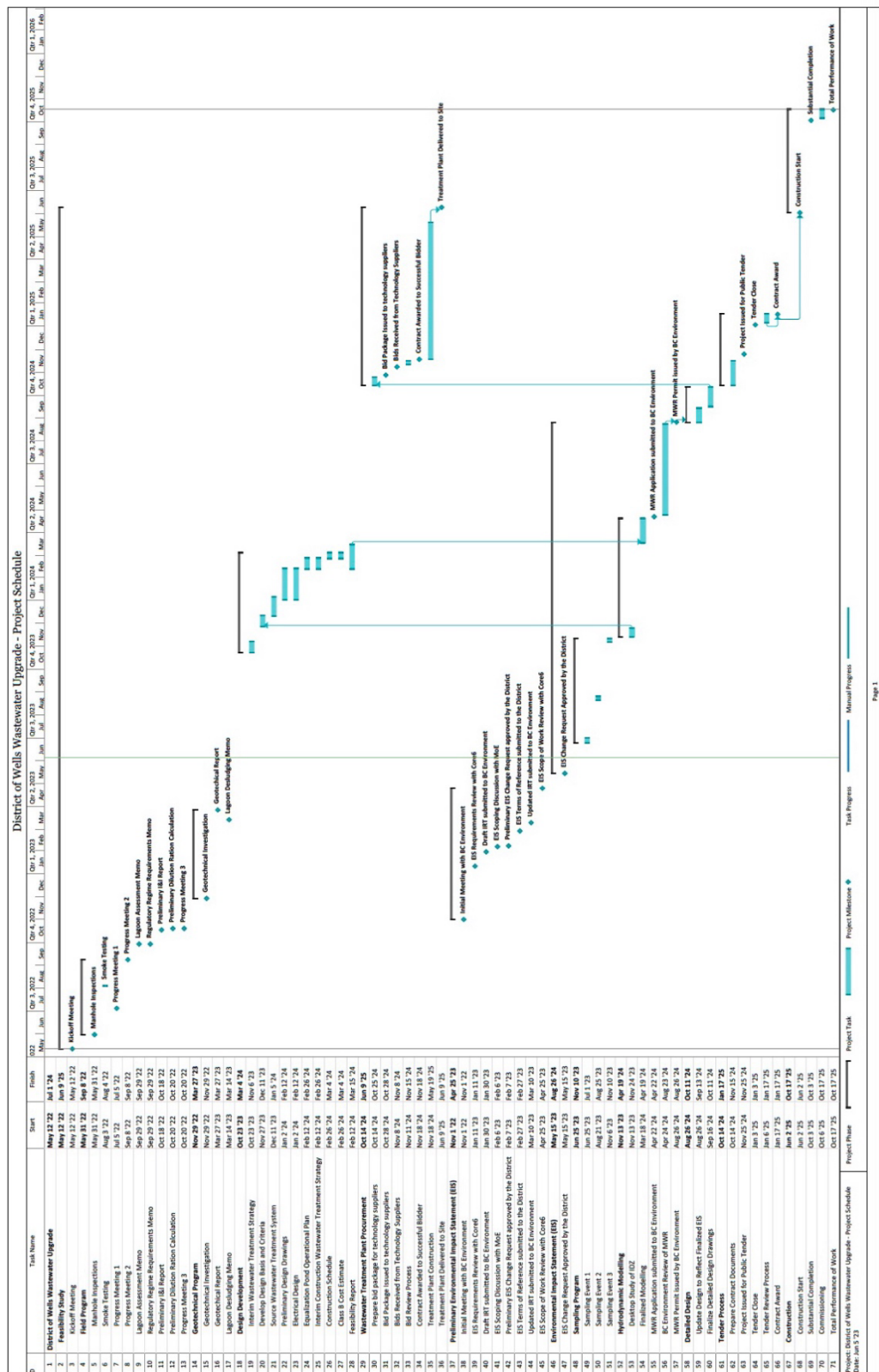
SECOND READ THIS 5th day of September 2023.

THIRD READ THIS day of September 2023.

FINAL READ AND ADOPTED THIS day of September 2023.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P002—Wastewater Gant Chart—Province of BC \$5,000,000 Funded Project



DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

From: Garvey, Philip FOR:EX <Philip.Garvey@gov.bc.ca>
Sent: Thursday, August 10, 2023 10:22 AM
To: Ed Coleman, Mayor <edcoleman@wells.ca>
Cc: Habtegiorgis, Hailegabriel FOR:EX <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: Contamiated.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

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
Phone: 236-455-4586 Cell: 604-690-8443

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



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.

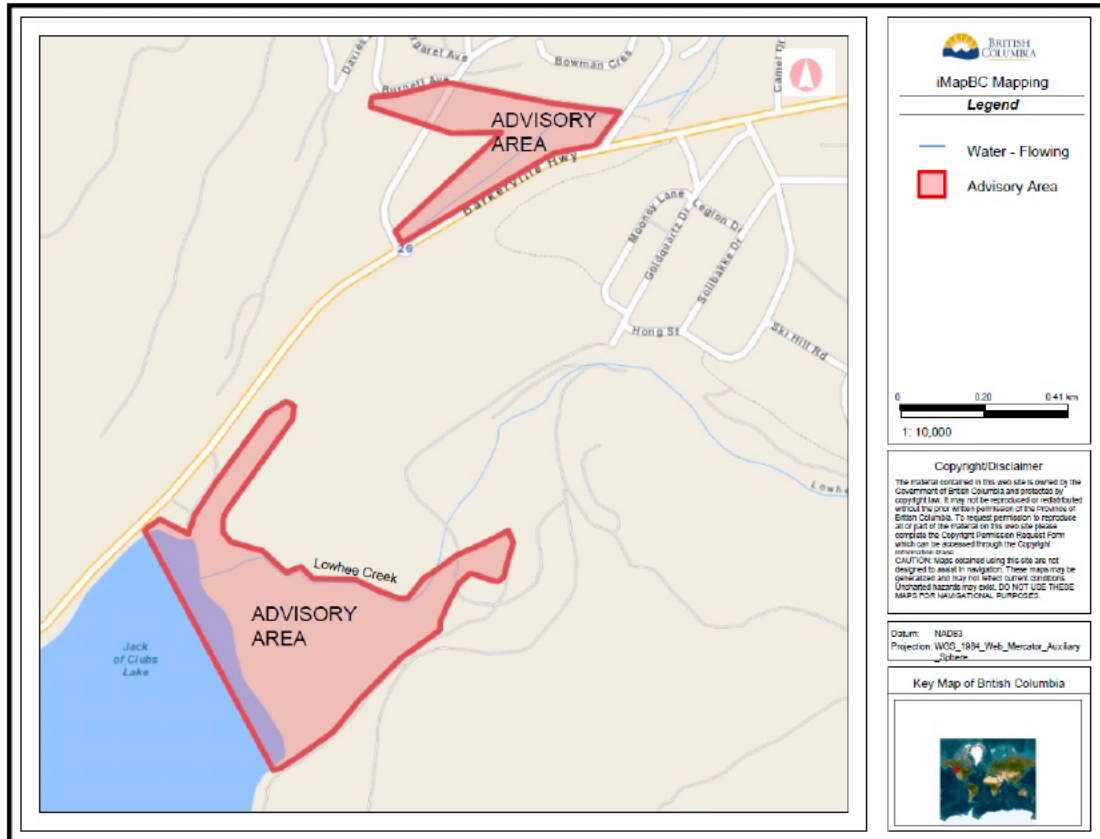
For further information on the Advisory please contact Northern Health Environmental Public Health at 250 565-7322 or via email at php@northernhealth.ca

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.

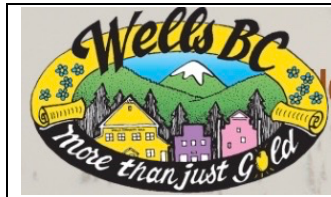
Dr. Jong Kim, MD, MSc, FRCPC
Chief Medical Health Officer
Northern Health

HEALTH HAZARD ADVISORY

Jack of Clubs Tailings & Visitor Centre Shorelines Advisory Areas Map



DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0
Phone--250-994-3330 Fax--250-994-3331 www.wells.ca

ECONOMIC DEVELOPMENT OFFICER

Located in one of the most spectacularly beautiful regions in British Columbia, and offering numerous outdoor recreational and lifestyle opportunities, the District of Wells (the District) is seeking an Economic Development Officer (EDO).

The District has a well-defined vision of its future, combined with a renewed, solid foundation of clearly articulated strategic and project priorities moving forward. The EDO will oversee the District's economic and business development program, and develop and implement plans, strategies and programs that support business attraction, retention, expansion and year round destination tourism. Reporting to the Chief Administrative Officer (CAO), the EDO role also encompasses an interesting and challenging mix of related duties and responsibilities including marketing, external communications, grant writing, project management, and event planning and staging. The EDO will also undertake select administrative and financial functions as assigned by the CAO and the District's Chief Financial Officer from time to time. As such, this is an excellent and unique career opportunity for an energetic, committed professional who is seeking to expand their knowledge and direct hands-on experience in a wide range of local government administrative and operational activities.

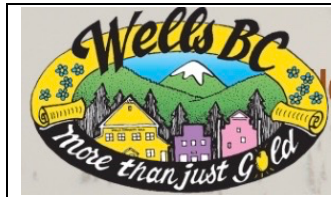
The ideal candidate will have a degree in either business administration, economic development, commerce, public administration, economics, marketing, finance or other related discipline, combined with previous working experience in a similar role, preferably in a local government setting. Experience in project management involving extensive community and multi-stakeholder engagement and partnerships, ideally in a transitioning rural resource based environment, would also be an additional asset. Well-developed interpersonal and communication skills, combined with a strong desire to connect to the local community, will be critical for the role.

The District puts a priority on offering a healthy work life balance for its employees, and is prepared to offer a competitive salary commensurate with knowledge and experience, including a comprehensive benefit package and relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Friday, September 29th, 2023 to:

Mayor Ed Coleman, District of Wells
Phone: (250)-991-9034
Email: edcoleman@wells.ca

For more information on the District of Wells, please visit www.wells.ca. If you have specific questions regarding this position, you are invited to contact Mayor Ed Coleman directly. We thank all applicants for their interest, however only candidates selected for further consideration will be contacted.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone--250-994-3330 Fax--250-994-3331 www.wells.ca

JOB SUMMARY
DISTRICT OF WELLS ECONOMIC DEVELOPMENT OFFICER

Reporting to the Chief Administrative Officer (CAO), the Economic Development Officer (EDO) will oversee the District's economic and business development program, and develop and implement strategies and programs that support business attraction, retention, expansion and destination tourism.

PRIMARY DUTIES AND RESPONSIBILITIES OF THE EDO POSITION

- Develop and implement with the community an Economic Development Plan
- Identify economic development opportunities, and act as a catalyst for co-ordination of economic development activities in the community
- Undertake economic research, analysis and activities which develop and foster partnerships that contribute to the economic development of the District and promote Wells as a location of choice for business investment, enterprise and year round destination tourism
- Develop an attraction/multi-media marketing campaign for potential investors in the community, and provide related information for businesses, tourism operators and potential investors on sources of financial assistance for business start-ups and expansion
- Be the principal point of staff contact for the District on business enquiries for the area
- Work with the local Chamber of Commerce (if reactivated) to identify supports for local businesses and identify gaps in the community, and assist existing employers to sustain and expand their businesses
- Work with the Visitor Information Centre and local tourism operators on how to promote Wells as a first class year round tourism destination
- As directed by the CAO, prepare and/or assist with grant applications, including the development of grant applications in consultation and partnership with the District's two Select Standing Committees. Prepare reports and budgets for potential future projects for grant applications, and manage existing grants for economic development,
- Prepare regular written reports on the principal activities completed by the EDO, for presentation at Regular Council and Select Committee meetings

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- Act as Deputy to the CAO in the CAOs absence, and carry out and perform such other duties as the CAO may assign from time to time.
- As assigned by the CAO, undertake project management responsibilities for select small and medium size District projects as deemed appropriate
- Develop and maintain positive external relations and partnerships with Provincial Ministries, Federal Departments, First Nations, educational institutions, local businesses/associations, not-for-profits and other community groups and organizations
- In consultation with the District's Corporate Officer, oversee use of the District's facilities and parks for events, commercial use, not-for-profit use, and use by the public.

PREFERRED QUALIFICATIONS FOR THE EDO POSITION

- Degree in business administration, economic development, commerce, public administration, economics, marketing or other related discipline from a recognized post-secondary institution.
- Training or courses that demonstrate ongoing professional development in the economic and business development field
- Progressively responsible experience working in a similar role in economic development, business development, community program development, marketing or promotional campaigns and activities
- Experience in managing projects
- Experience in community and stakeholder engagement.
- The incumbent will be required to attend evening and weekend meetings and events from time to time as directed by the CAO

The District puts a priority on offering a healthy work life balance for its employees, and is prepared to offer a competitive salary commensurate with knowledge and experience, including a comprehensive benefit package and relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Friday, September 29th, 2023 to:

Mayor Ed Coleman, District of Wells
Phone: (250)-991-9034
Email: edcoleman@wells.ca

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

District of Wells—Strategic Priorities Projects Tracking Grid

Version 4.0—2023 09 04

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 to 2025, 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 September 26, 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	IP 1	IP 2	IP 3	C/E
1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser Timber \$30,000	1	x	20-04	23-09	x	x	x	x	x	
2	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$290,000 + In-kind Complete \$300,000 Planning and Emergency Upgrades \$4,700,000 Engineering & Construction	1	x TBD	20-04	26-03	x	x	x			
3	P003	DOW & Partners--New OCP	In-kind Osisko \$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 Roof Upgrade GCF (\$118,000)	1/ 2	x	20-04	24-12	x	x	x			
5	P010	BC Hydro Community Energy Project	\$15,000 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 September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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
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 (see also P015)	1	x	21-04	24-03	x	x	x	x	x	
8	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	1	x	22-04	23-11	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 (may include other partner cash contributions) 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 with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP TB D ICSP	18-04	24-03	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 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	IP 1	IP 2	IP 3	C/E
12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P004 2 nd Submission 1—not approved Submission 2—will not be competitive	1		22-11	26-03	x	x				
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, & 14 Fire Truck Replacements	CGF \$352,000+ Interim Unit \$60,000 Accounts Receivable Heritage Branch 1,300,000+ Future New Units	1		22-12	25-03	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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
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	x	x	
19	P074	Wildfires		1		23-04		x	x	x			
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	Emergency Operation Centres Emergency Support Services	1		23-04		x	x	x			
22	P076	Lowhee Creek Assessment & Remediation	Flood Risk Spring 2024 EMBC	1		23-06		x	x	x			
23	P075	2023 to 2025 Supplements	Review at each Council Meeting	2		23-01		x	x				
24	P070	Highway 26 Events	Temporary Bridge Highway Resurfacing	2		23-04		x	x				
25	P057	UBCM—Housing Strategy Revision	\$15,000 In-trust	2		21-01	TBD	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 September 26, 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 Estimated 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 Other	2		23-03	24-10	x	x				
31	P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	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 September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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— Crownlands	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	x	x	
43	P008	DOW Firehall Upgrades	2022--\$90,000	4		22-04	23-12	x	x	x	x	x	
44	P009	DOW Road Maintenance and Snow Removal Contract	2022- \$185,000 2023- \$185,000	4		22-06	23-10	x	x	x	x	x	
45	P012	Telus Pole at Firehall		4	IPr	22-04	23-07	x	x	x	x	x	23-07
46	P019	PROV BC & DOW— Cemetery	See also P36	4		22-06	OG	x	x				

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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
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)	2021--\$65,000 2022--\$67,431 2023--\$35,419	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				
55	P058	MULTI-PARTNER--Highway 26 Wildfire Fuel Mitigation Project		4		22-11		x	x				

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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
56	P059	DOW— Sewer Lagoon Airation 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
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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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
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			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 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 September 26, 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 September 26, 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 September 26, 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 September 26, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—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		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 September 26, 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 September 26, 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 September 26, 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 September 26, 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 Centre	Fitness Room Washroom	10,000	
	C & R Centre	Fitness Room Door	2,000	

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY September 26, 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 September 26, 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	