

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY October 12, 2023—12:15AM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

<https://us02web.zoom.us/j/89826238076?pwd=bGFXRXhZaDZ0Q1NUM0h6ODltZnhhQT09>

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 Thursday October 12, 2023, 12:15pm

1.2 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Thursday October 12, 2023, as circulated.

2.0 MINUTES

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

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE--NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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

- P001—Ice Rink—Concrete pour (completed), pony wall (in-progress), fascia (completed), 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, outflow measuring station (planned).
- P004—WBCCRC—Quotes closed—Mattison Roofing Awarded Roofing Contract starting in September weather permitting and Geothermal System Upgrade components ordered.
- P17--Osisko MOU and Community Agreement—status update
- 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)
- 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)*

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- *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 changed to two lanes (existing lane and bridge installed for second lane) for the winter)
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment—working with EMBC and Minister Ma and Ministry of Forests

5.2 BYLAW 193, 2023--Renumbering

5.3 BYLAW No. 194, 2023—Fire Services

5.4 Community Forest

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- Chart of Accounts for finalizing 2022 Audit and preparation for 2023 Audit
- Signing Authority Motion for CAO
- 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.
- Meeting Dates:
 - 2023 September 18th to 22nd—UBCM Annual Conference, Vancouver, BC
 - 2023 September 26th, Regular Council Meeting
 - 2023 October 12th, Regular Council Meeting (12:15pm to 1:30pm)
 - 2023 October 24th, Regular Council Meeting (7:00pm to 9:00pm)
 - 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.

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Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Zoom Meeting

Time: Oct 12, 2023 12:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89826238076?pwd=bGFXRXhZaDZ0Q1NUM0h6ODltZnhiQT09>

Meeting ID: 898 2623 8076

Passcode: 880801

One tap mobile

+13092053325,,89826238076#,,,,*880801# US

+13126266799,,89826238076#,,,,*880801# US (Chicago)

Dial by your location

- +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
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY SEPTEMBER 26, 2023
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, Corporate Officer and District Clerk Angela Ward

PUBLIC GALLERY: Zoom – 7

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT – 7:00 PM

1.1 Agenda for the Regular Council meeting of Tuesday September 26, 2023.

23-140 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approve the agenda for the Regular Council meeting of Tuesday September 26, 2023, with amendments.

Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council Meeting of Tuesday September 05, 2023.

23-141 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT council approves the Minutes for the Regular Council meeting of Tuesday September 05, 2023, with amendments.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE

4.1 IMA Arts Wells Consultation

23-142 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receive the letter from IMA.

Carried Unanimously

23-143 MOVED Councillor Funk, Seconded Councillor Van Stralen THAT Council approve in principle a letter of support for the Island Mountain Arts grant application to Canadian Arts Heritage (due October 15th) pending a meeting between IMA, the Mayor/Acting CAO, the Council representative on the Emergency Measures Committee, Councillor Josh Trotter-Wanner, and any other participants as deemed necessary, to prepare for the return of a smaller version of Arts Wells in 2024

Carried Unanimously

4.2 Wells Destination High School - Update Letter

23-144 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receives the letters from the Wells Destination High School Society.

Carried Unanimously

Alison Galbraith from the Wells Destination High School Society explained that they are working on the BC Independence school application to be submitted on November 15, 2023. She did ask that she will be asking for Support letters for the application. She also announced at Steave Dunsmuir will be the Education Consultant for the whole process utilizing his great skills and education in independent schools. Councillor Funk asked how long it will be before they know about the registering as a charity approval. Alison informed that it is a long process, about

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six months, and they are at the beginning of the process. Councillor Funk also asked if Chrisy McHarg's thesis will be available to read and Alison informed us that she had just received a copy so now she can share it. Mayor Coleman asked Alison to ask Chrisy to send him an email giving him permission to post her thesis on Wells.ca. Councillor Trotter-Wanner asked Alison if the school goes under the Ministry of Education and Childcare and Alison confirms.

4.3 Wells Destination High School – Zoning Support Letter

23-145 MOVED Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receive the Wells Destination High School Zoning Support Letter.

Carried Unanimously

Alison Galbraith explains that the Wells Destination High School society is supporting the Zoning application from the Community Forest because "The proximity of the community forest's property on Margaret Ave is an ideal location for a student lodge providing student accommodations. We would like to build a small lodge with washrooms, kitchen, and dining space, and two small cabins." Councillor Funk inquired about the timeline for these buildings in 2024. Alison explained that they are just trying to get ahead of all the paperwork but if everything went well, they would like to build the lodge for use in 2024, and the cabins at a later date. Councillor Trotter-Wanner informed the Council and Mayor that Burnett Avenue behind the lodge overlaps the property in question and they will have to replan that avenue.

4.4 Community Forest Letter and Decisions

23-146 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the Community Forest Letter.

Carried Unanimously

Councillor Lewis explains that the letter is about the Annual General meeting of WBCF Ltd. And that it is like the one we did last year at this time. She wanted to thank Rod Gram for all his hard work with the Community Forest and informed Council that he will be leaving because of personal reasons. Councillor Trotter-Wanner informs Council that the mentioned Financial Statements were not included in the letter. We cannot proceed.

23-147 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council table the Community Forest AGM until Oct 12 meeting when they have the Financial Statements.

Carried Unanimously

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

Mayor Ed Coleman gave a verbal update on strategic priorities projects in addition to the agenda.

- P001-ice rink- Concrete is poured, working on pony wall, fascia and electrical. Investigated Zamboni prices and sizes.

23-148 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

5.3 Bylaws 193, and 194.

23-149 MOVED Councillor Jenn Lewis, seconded by Councillor Josh Trotter-Wanner THAT Council approves 1st and 2nd readings of Bylaw 193.

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23-150 **MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council approves 1st and 2nd readings of Bylaw 194.

Carried Unanimously

Carried Unanimously

6.0 MAYORS REPORT

6.1 Mayor's Report and verbal updates

- Select Committee's report – Vision and Planning Co-Chair Councillor Lewis stated that the OCP have received and closed the referral process and will be meeting with Urban Systems to discuss.
- Buildings and Lands Committee had no report.

Meeting Dates:

- October 12 at 12pm Regular Council Meeting
- October 24 at 7pm Regular Council Meeting

Staffing Update

- EDO Recruitment posted until September 29, 2023
- Drafting a Facilities, Lands, and Infrastructure post

23-151 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council receives the mayors report.

Carried Unanimously

6.2 P075 2023-2025 Budget Supplements Discussions

Mayor Coleman explained that the new waiting room for the nurses is complete and when they come next time, we will be finding out how to set it up for them. Corporate Officer Ward informed that the painting is finished, and the room is ready to go.

23-152 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council receives the Supplements report.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Funk shared that she met the new RCMP officer's wife's mom at UNBC. Councillor Lewis reminded about the Ambulance Open House on Oct 3, 2023. She also informed that Quesnel Fire Dept will be coming up and training with our Wells Fire Brigade. Councillor Van Stralen informed that Sunset theatre will be hosting a one person show Destination USA.

7.2 Staff

Corporate officer Ward will be going to a conference in Prince George Oct 10th and 11th but otherwise was trying to get things ready for Jerry getting here.

7.3 Public Gallery

Haley Archer reminded us that Saturday September 30th will be Truth and Reconciliation Day with events going on in Quesnel with Lhtako Dene Nation starting at 10am.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council Meeting of Tuesday, September 26, 2023.

23-153 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council will at 8:15PM adjourn the Regular Council Meeting of Tuesday, September 26, 2023.

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Carried Unanimously

Ed Coleman, Mayor

Angela Ward, Corporate Officer

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Chart of Accounts for finalizing 2022 Audit and preparation for 2023 Audit

Revenue Chart of Accounts

Account
011210002 Federal Grants
011210003 Provincial grants
011620001 Unconditional grants - Province govern
011710012 S. Wells Infrastructure Grant
011710016 Visitor Information Centre
011710113 UBCM Fire Equipment Grant
011710115 BC Climate Action Grant
011710120 Federal fuel tax transfer
011710121 Access to Health Care grant
021450002 Prov govt - NITP grant
021450011 Volunteer Terrace Safe Senior's Grant
021450021 Community Health Grant
021451001 Other grants and contribution
031450001 Provincial Government Grant
311 Government Grants
011110010 Taxation - general & debt
011110020 Taxation - utilites
011110050 Taxtion - General & debt - business/ot
011110080 Taxation - Tax adjustments
011130030 Garbage parcel tax
011140001 1% tax - BC Telephone
011140005 1% tax - BC Hydro
051700100 Parcel taxes
061700100 Parcel taxes
312 Taxation
011510004 Building/plumbing permits
011510005 Rezoning fees
011530004 Community hall rentals
011530005 Library rentals
011530006 Rentals - Wells School
011530007 SD 28 Lease
011550001 Interest income
011560002 Penalty on current taxes
011560003 Interest on arrears taxes
011560004 Interest on delinquent taxes
011590003 Sale of district pins
011590004 Insurance claim proceeds
011590015 Fitness Centre Memberships
011590025 Miscellaneous Revenue
011590026 Corporate Parterships
011590105 Property tax searches
011590106 Community Forest Dividend
313 Other revenue from own sources
051100100 Consumer billings - water
051100400 Connections

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051300100 Water on and off charges
061100100 Consumer billings
061100400 Connections

314 Utility User Fees

011590007 Gold Rush Circle Route 17/18
011590011 Love Wells Project
011590012 Chamber of Commerce Co-op Market
011710001 Northern Development Initiative
011710007 NDI Marketing Grant
011710013 NDI Grant Writer Grant
021450007 BC3 Grant Internet
021450016 Innovations Funding
021450019 Job Opportunities Program

315 Other grants

011320001 Fire protection - Barkerville
011320004 Fire protection Regional District
011320005 Street lighting Prov of BC
011500005 Commercial garbage collection
011500006 Residential garbage collection
011590021 Barkerville Cemetery

317 Sale of Services

012180961 Admin recoveries - water department
012180962 Admin recoveries - sewer dept
052100050 Administration
062100050 Administration

320 Administrative Recovery

Expenses Chart of Accounts

Account

012120110 Management salaries
012120120 Medical and insurance premi
012120207 Composite Labour Load
012120208 Memberships
012120234 Travel & conferences
012120302 Staff training
012120303 Recruitment Expenses
012150292 General expense
012150294 Tax sale costs
012670003 Photo Video
012670004 Website Maintenance
014490001 Labour load - suspense
014490002 Labour load - superannuation
014490003 Labour load - CPP
014490005 Labour load - UIC
1.1 Administration
012150240 Audit fees
012150242 Legal fees
1.2 Audit and Legal
012150250 Insurance

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012150251 Fire insurance

1.3 Insurance and deductible

012110090 Council Remuneration

012110100 Council Incidentals

012110207 Memberships & subscriptions

012110234 Council travel & conferences

012110900 Council contingency

1.4 Legislative

012150212 Copy machine

012150213 Telephone

012150221 Advertising, hosting

012150225 Office supplies

012150229 Vadim leases

012230225 Office supplies

1.5 Office supplies

012180961 Admin recoveries - water dep

012180962 Admin recoveries - sewer de

1.6 Admin Recoveries

012198585 Church electricity

2 Civic Buildings

012190120 Official Community Plan

012190522 Community Hall - Building re

012190525 Community Hall - telephone

012190585 Community Hall - electricity

012190586 Community hall - fuel

2.1 Community Hall

012195522 Municipal hall - bldg repairs

012195585 Municipal hall - electricity

012195586 Municipal hall - fuel

2.2 Municipal Hall

012196296 Fitness Centre Expenses

012196521 Geothermal Monitoring

012196522 Wells/Barkerville School scho

012196585 School electricity

012196586 School fuel

2.3 Wells/Barkerville School

012670227 Post Secondary School Burs

012900000 Contaminated Site Remediat

3 Other

012300302 Public works contracted servi

012300303 Public Works Contract Equip

012300304 Public Works - Snow Clearin

012300450 PW Supplies & equipment

012300452 Ditching and Drainage

012300453 Custodial Supplies

012420350 Spring Cleanup

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3.1 Public works

012670225 Municipal transit

3.4 Municipal Transit

012400350 Garbage collection contract

3.5 Refuse Collection

012670221 Marketing and Economic Dev

012670260 Community promotion for co

012670270 Community Promotion - gran

3.6 Economic Development

012620309 Barkerville Co-operative Mar

012620310 Grant Writer Services

012620311 Marketing and advertising

3.7 Community Promotion

012328565 Street lighting new lights

012328585 Street lighting electricity

3.9 Street Lighting

012197505 VIC Operations

012197522 Visitor Centre Repairs and M

012197585 Visitor Centre Electricity

3.11 Visitor Centre Operating

012670021 Barkerville Cemetery

3.12 Barkerville Cemetary

012800010 Interest & bank charges

3.13 Interest and bank charges

052100025 Amortization - Water Fund

052100050 Administration

052100234 Conferences & travel

052100570 Water permits & licences

052100800 Water vehicle gas, insurance

052200302 Distribution - new connection

052200452 Distribution - material other

052200453 Distribution - maintenance

052200455 Distribution - environmental m

052300213 Telephone

052300214 Answering service - alarm mo

052300300 Water facility repairs

052300302 Contract - parts & service

052300585 Electricity

052400450 Emergency Water Supply

052600450 Hydrant maintenance

4 Water Expenses

062100025 Amortization - Sewer Fund

062100050 Administration

062100570 Water permits & licences

062100800 Vehicle gas, insurance

062200120 Distribution - new connection

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062200302 Sewer Line annual flushing
062200450 Distribution - Repairs & suppl
062275213 Lift station telephone
062275214 Lift station alarm monitoring
062275510 Lift station repairs & mtce
062300214 Site maintenance
062300250 Repairs and maintenance
062300325 Electricity
062300455 Lab tests
062300585 Treatment - electricity

5 Sewer Expenses

012260110 Building inspection contract

6 Other Protective Services

012230213 Telephone

012230234 Travel and conferences
012230283 Fire Practice and Training
012230395 Group life/WCB for volunteer
012236516 Communications - repairs
012236570 Communications - licences
012240522 Firehall bldg repairs
012240580 Firehall fuel
012240585 Firehall electricity
012244190 Vehicles - personnel
012244250 Vehicles insurance
012244450 Vehicles fuel
012244510 Equipment repairs

7 Fire Protection

012620312 Love Wells

012640268 Community/Regional plannin
012640269 South Wells Infrastructure
012640270 WBLC Assessment Grant Ex
012640274 Rural DF - Mun Boundary Ex

3.14 Environment study

012110025 Amortization

8 General Amortization



**DISTRICT OF WELLS
BYLAW 193, 2023**

**A BYLAW TO AMEND THE NUMBERING OF THE
DISTRICT OF WELLS BYLAWS FROM No. 181 Forward**

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

1. THAT the District of Wells bylaws numbering will be amended by adding bylaws to numbers that are empty in numbers 182 to 192 as follows:

182, 2021 Comprehensive Fees and Changes No. 182, 2021 amends #199,2023

a) THAT "District of Wells Comprehensive Fees and Charges Bylaw No. 199,2021" be amended to be named "Comprehensive Fees and Charges Bylaw No. 182, 2021"

183, 2021 Tax Rate Bylaw No. 183, 2021

b) THAT Bylaw "Tax Rates Bylaw No. 200, 2021" be amended to be named "Tax Rates Bylaw No. 183, 2021"

184, 2021 Financial Plan Bylaw No. 184, 2021

c) THAT Bylaw "District of Wells Financial Plan Bylaw No. 201, 2021" be amended to be named "Financial Plan Bylaw No. 184, 2021"

185, 2021 Noise and Nuisance Control Bylaw, No. 185, 2021

d) THAT Bylaw "District of Wells Noise and Nuisance Control Bylaw, No. 202, 2021." Be amended to be named "Noise and Nuisance Control Bylaw, No. 185, 2021."

186, 2021 Election Procedures Bylaw No. 186, 2021

e) THAT Bylaw "Wells Election Procedures Bylaw No. 203, 2021." be amended to be named "Elections Procedures Bylaw No. 186, 2021."

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187, 2021 Financial Plan Bylaw No. 187, 2022

f) THAT Bylaw “District of Wells Financial Plan Bylaw No. 204, 2022” be amended to be named “Financial Plan Bylaw 187, 2022.”

188, 2022 Tax Rate Bylaw No. 188, 2022

g) THAT Bylaw “Tax Rates Bylaw No. 205, 2022” be amended to be named “Tax Rates Bylaw No. 188, 2022”

189, 2022 Election Procedures Bylaw No. 189, 2022

h) THAT Bylaw “Wells Election Procedures Bylaw No. 206, 2022.” Be amended to be named “Election Procedures Bylaw No. 206, 2022.”

190, 2022 Election Mail Ballot Voting and Procedure Bylaw No. 190, 2022

i) THAT Bylaw “District of Wells Election Mail Ballot Voting and Procedure Bylaw No. 207, 2022” be amended to be named “Election Mail Ballot Voting and Procedure Bylaw No, 190, 2022”

191, 2023 Tax Rate Bylaw No. 191, 2023

j) THAT Bylaw “District of Wells Tax Rate Bylaw No. 208.” be amended to be named “Financial Plan Bylaw No. 191, 2023”

192, 2023 Financial Plan Bylaw No. 192, 2023

k) THAT Bylaw “District of Wells Financial Plan Bylaw No. 209.” be amended to be named “Tax Rates Bylaw No. 192, 2023”

2. This bylaw may be cited for all purposes as “ Wells numbering of bylaws Bylaw No. 193.”

READ A FIRST TIME this ____ September 26 _____ 2023.

READ A SECOND TIME this ____ September 26 _____ 2023.

READ A THIRD TIME this _____ 2023.

FINAL READ AND ADOPTED this _____ 2023.

Ed Coleman, Mayor

Angela Ward, Corporate Officer



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.**

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(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 26TH day of September 2023.

SECOND READ THIS 26th day of September 2023.

THIRD READ THIS _____ day of October 2023.

FINAL READ AND ADOPTED THIS _____ day of October 2023.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY October 12, 2023—12:15AM
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
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- 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
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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 REGULAR COUNCIL MEETING
TUESDAY October 12, 2023—12:15AM
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**WELLS-BARKERVILLE COMMUNITY FOREST LTD.
Financial Statements
In Canadian Dollars
Year Ended December 31, 2022**

Index to Financial Statements

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY October 12, 2023—12:15AM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



CHARTERED PROFESSIONAL ACCOUNTANTS LLP

101 - 262 Reid Street
Quesnel, BC V2J 2M2
Telephone 250-991-0940
Fax 250-991-0942
www.pmtcpa.com

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Shareholder of Wells-Barkerville Community Forest Ltd.

We have reviewed the accompanying financial statements of Wells-Barkerville Community Forest Ltd. (the Corporation) that comprise the balance sheet as at December 31, 2022, and the statements of retained earnings, loss and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards (IFRS), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

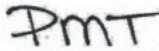
A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Wells-Barkerville Community Forest Ltd. as at December 31, 2022, and its financial performance and its cash flows for the year then ended in accordance with IFRS.

Quesnel, BC
April 20, 2023


PMT CHARTERED PROFESSIONAL
ACCOUNTANTS LLP

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY October 12, 2023—12:15AM
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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Balance Sheet

In Canadian Dollars

December 31, 2022

	2022	2021
ASSETS		
Current		
Cash and cash equivalents	\$ 257,681	\$ 101,684
Accounts receivable	1,850	484,442
Goods and services tax recoverable	17,305	-
Prepaid expenses	1,865	1,232
	<u>278,701</u>	<u>587,358</u>
Capital assets (Note 5)	<u>77,936</u>	<u>78,525</u>
	<u>\$ 356,637</u>	<u>\$ 665,883</u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities	\$ 6,607	\$ 3,519
Goods and services tax payable	-	15,066
Dividends payable	-	228,860
	<u>6,607</u>	<u>247,445</u>
SHAREHOLDER'S EQUITY		
Share capital (Note 8)	100	100
Retained earnings	<u>349,930</u>	<u>418,338</u>
	<u>350,030</u>	<u>418,438</u>
	<u>\$ 356,637</u>	<u>\$ 665,883</u>

ON BEHALF OF THE BOARD





Director

Rod GRAHAM

Director

Ivan Macdonald

See notes to financial statements

DISTRICT OF WELLS REGULAR COUNCIL MEETING
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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Retained Earnings

In Canadian Dollars

Year Ended December 31, 2022

	<u>2022</u>	<u>2021</u>
Retained earnings - beginning of year	\$ 418,338	\$ 242,307
Net income (loss)	<u>(68,408)</u>	404,891
	349,930	647,198
Dividends declared	<u>-</u>	(228,860)
Retained earnings - end of year	<u>\$ 349,930</u>	<u>\$ 418,338</u>

See notes to financial statements

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Loss

In Canadian Dollars

Year Ended December 31, 2022

	2022	2021
Revenue	\$ 1,850	\$ 555,070
Stumpage costs	-	95,501
Gross profit	1,850	459,569
General and administrative expenses		
Advertising and promotion	-	5,350
Amortization	589	406
Bank charges and interest	179	245
Community engagement	3,031	-
Contract services	9,988	7,945
Directors' expenses	470	214
Insurance	3,215	2,973
Interpretive program	3,157	658
Learning forest expense	4,000	18,950
Licences, dues and fees	1,458	758
Office and miscellaneous	2,548	1,925
Professional fees	6,070	5,360
Property taxes	750	183
Rental	1,850	1,850
Research	17,893	-
Travel	13,240	4,965
Wells Rod & Reel property expense	1,820	-
	70,258	51,782
Income (loss) from operations	(68,408)	407,787
Other income (expenses)		
Contributions for trail development	-	38,125
Trail development expenses	-	(41,021)
	-	(2,896)
Net income (loss)	\$ (68,408)	\$ 404,891

See notes to financial statements

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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Cash Flows

In Canadian Dollars

Year Ended December 31, 2022

	2022	2021
Operating activities		
Net income (loss)	\$ (68,408)	\$ 404,891
Item not affecting cash:		
Amortization of capital assets	589	406
	<u>(67,819)</u>	<u>405,297</u>
Changes in non-cash working capital:		
Accounts receivable	482,592	(278,059)
Accounts payable and accrued liabilities	3,088	835
Prepaid expenses	(633)	-
Goods and services tax payable	(32,371)	6,071
Dividends payable	<u>(228,860)</u>	<u>132,198</u>
	<u>223,816</u>	<u>(138,955)</u>
Cash flow from operating activities	<u>155,997</u>	<u>266,342</u>
Investing activity		
Purchase of capital assets	-	(78,932)
Financing activity		
Dividends paid	-	(228,860)
Increase (decrease) in cash flow	155,997	(41,450)
Cash - beginning of year	101,684	143,134
Cash - end of year	\$ 257,681	\$ 101,684

See notes to financial statements

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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Notes to Financial Statements

In Canadian Dollars

Year Ended December 31, 2022

1. Basis of presentation

The financial statements were prepared in accordance with International Financial Reporting Standards (IFRS).

2. Description of business

Wells-Barkerville Community Forest Ltd. (the "Corporation") is a wholly owned subsidiary of the District of Wells. The principal place of business is located at 4243 Sanders Road in Wells, British Columbia. The registered office is located at 204-1302 Seventh Avenue, Prince George, British Columbia. Wells-Barkerville Community Forest Ltd. was formed by Articles of Incorporation under the Business Corporations Act of British Columbia, Canada.

The Corporation owns and manages a Community Forest under agreement with the Province of British Columbia and with its sole shareholder, the District of Wells.

The Corporation is classified as a Government Business Entity under the Canadian Public Sector Accounting Standards. As such, these financial statements are prepared in accordance with International Financial Reporting Standards. The Corporation is exempt from tax under section 149 of the Income Tax Act (Canada).

3. Significant accounting policies

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand less outstanding cheques and deposits with a maturity of less than three months at the time of purchase. When outstanding cheques are in excess of cash on hand, the excess is reported in bank indebtedness.

Prepaid expenses

Prepaid expenses include insurance and other items paid in advance and are recognized as an expense over the period of expected benefit.

Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives on a declining balance basis at the following rates:

Computer equipment	55%
Equipment	20%

Revenue

The Corporation recognizes revenue in the period in which the transactions or events occurred that gave rise to the revenue. All revenue is recorded on the accrual basis. Revenue is measured at the fair value of the consideration received or to be received.

(continues)

DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Notes to Financial Statements

In Canadian Dollars

Year Ended December 31, 2022

3. Significant accounting policies (continued)

Uncertainty from use of estimates

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

The significant accounting policies subject to such judgments and the key sources of estimation uncertainty that, in the Corporation's opinion, could significantly affect the reported results or financial position are the Corporation's potential liability for reforestation expenses in connection with the Community Forest.

4. Changes in accounting policies

There are no standards or amendments or interpretations to existing standards issues but not yet effective which are expected to have material impact on the financial statements.

5. Capital assets

	Cost	Accumulated amortization	2022 Net book value	2021 Net book value
Computer equipment	\$ 1,477	\$ 995	\$ 482	\$ 1,071
Land	77,454	-	77,454	77,454
	<u>\$ 78,931</u>	<u>\$ 995</u>	<u>\$ 77,936</u>	<u>\$ 78,525</u>

6. Financial instruments

The Corporation is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Corporation's risk exposure and concentration as of December 31, 2022.

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Corporation is exposed to credit risk from customers and its cash held in banking institutions. In order to reduce its credit risk, the Corporation reviews a new customer's credit history before extending credit and conducts regular reviews of its existing customers' credit performance. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information.

There is no change in the risk exposure from the previous period.

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Notes to Financial Statements

In Canadian Dollars

Year Ended December 31, 2022

7. Related party transactions

The Corporation declared dividends payable of \$nil (2021 - \$228,860) to the District of Wells in 2022.

These transactions are in the normal course of business and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

8. Share capital

Authorized

100,000	Class A common shares, without par value
100,000	Class B common shares, without par value
1,000,000	Class C non-voting preference shares, without par value
1,000,000	Class D non-voting preference shares, without par value
1,000,000	Class E non-voting preference shares, par value of \$0.0001
1,000,000	Class F non-voting preference shares, par value of \$100.00

Issued and fully paid:

	<u>2022</u>	<u>2021</u>
100 Class A common shares	<u>\$ 100</u>	<u>\$ 100</u>

9. Contingent liability

On September 1, 2014, the Corporation signed a 25 year Community Forest Agreement with the Province of British Columbia. The agreement provides for the right to harvest timber and subsequently reforest. The corporation has signed a contract with West Fraser in regards to wood harvesting and silviculture in the Community Forest. Under this contract, West Fraser will provide all forest managements services to the Community Forest and will be responsible for utilizing or selling all logs from the Community Forest. The Corporation may be liable for costs to regenerate an area to "free growing" on the the Community Forest if an obligation is created by the tenure holder that is outside the scope of the contract with West Fraser. A new agreement with West Fraser was signed October 18, 2018 and expires December 31, 2023.

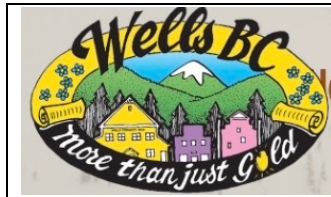
The Corporation has not provided for any tax liability as it believes that it is exempt from tax under section 149 of the Income Tax Act (Canada). This exemption is based on the fact that all revenue activities of the Corporation take place within the boundaries of the District of Wells, with the exception of activities that are as a result of an agreement between the Corporation and the Province of British Columbia. The amount of any reassessment; if this exemption was not available, has not been calculated.

10. Financial Risks

Management and monitoring of financial risks is performed by the Corporation's management, which manages all financial exposures and reports annually to the Board of Directors.

The Corporation's management does not believe it has any significant credit risk, liquidity risk, market risk, currency risk, or interest rate risk, as the Corporation does not have any significant borrowings or foreign currency holdings.

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District of Wells

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 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.

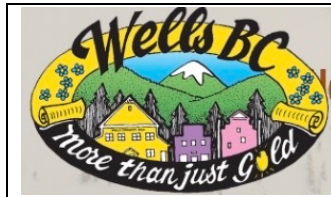
The ideal candidate will have a degree in either business administration, economic development, commerce, public administration, economics, marketing, finance or other related discipline, combined with previous working experience in a similar role, preferably in a local government setting. Experience 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.

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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

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- 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

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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.

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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	IP 1	IP 2	IP 3	C/E
1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAST \$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

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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
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			

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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			

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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		

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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		

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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— 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				

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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
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				

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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

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	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			

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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	Totals			25,670,000	98,750,000	

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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:		

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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

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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:		

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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	

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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:		

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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

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

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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	

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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
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	<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	