

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY November 21, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/86057142210?pwd=TTE0a3dtUWhWeVNFODJlUdGZyU0FYZz09>

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, Xatsúll, 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 Call to Order and Agenda for the Regular Council meeting of Tuesday November 21, 2023, 7:00pm

1.2 Recommendation/s: THAT Council approves to call the meeting to order (date and time).

1.3 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday November 21, 2023, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Thursday Tuesday November 07, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS

3.1. Tera Grady, Cariboo Regional District



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 Grid, incremental reporting only:.

- P001—Ice Rink—pony wall (in-progress), electrical light stands to playground, perimeter power, lighting (in-progress)
- 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 (engineering and planning).

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- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Project Liaison for District of Wells (posting being drafted and contract with Osisko being drafted), Funding and Investment discussions.
- P029--REDIP—Second Intake Open—Re-submission of previous with a focus on the Wells Business Centre at the WBCRC. Wells Business Centre includes: 4 upstairs rooms (including current users groups)-- painting, furnishings and technology (including current user groups); 2 downstairs rooms (including current users groups)-- painting, furnishings and technology (including current user groups); furnishing for Outdoor Rink and Recreation Facility, Community Hall, and WBCRC Gym—one set to be used at any of the locations; Upgrading of Shelter Building—Wheelchair Washrooms, Kitchenet, Storage, Play Area.
- P030--PROV BC Jack of Clubs Lake & Area Reclamation Project—waiting for next steps.
 -
- P075—2023 to 2025 Supplements
- P076—Lowhee Creek Assessment—Ministry of Forests and Emergency Management BC. Extensive meetings with Engineers and Provincial Authorization Staff to accelerate work immediately this month of November. (see map and Lhtako Dene Nation concurrence letter in agenda)

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- 2024 Council Meeting Schedule
- New Ambulance Services Model Announced
- Select Committees’ Short Updates
- Subdivision and Zoning Requests—working with Urban Systems on both processes.
- Meeting Dates:
 - 2024 November 29—Joint Council Meeting with Lhtako Dene Nation (12:00pm to 2:00pm at the Mill)
 - 2024 December 05-- Regular Council Meeting (7:00pm to 9:00pm)
 - Emergency Preparedness Committee—Work will continued through to 2024 January
- 2024 Council Meeting Schedule:

| | | | |
|-------------------|------------------|--------------------|--------------------|
| January 9, 2023 | January 23, 2023 | February 6, 2023 | February 20, 2023 |
| March 5, 2023 | March 19, 2023 | April 9, 2023 | April 23, 2023 |
| May 7, 2023 | May 21, 2023 | June 4, 2023 | June 18, 2023 |
| July 16, 2023 | August 20, 2023 | September 10, 2023 | September 24, 2023 |
| October 8, 2023 | October 22, 2023 | November 5, 2023 | November 19, 2023 |
| December 10, 2023 | | | |

- Staffing Update—CAO Recruitment (complete), EDO Recruitment (posting closed), Facilities, Lands, and Infrastructure Manager (posted), DOW Cariboo Gold Liaison (posting being drafted)

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.

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8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday November 07, 2023.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday Novmeber 21, 2023.

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Regular Council Meeting Link

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

Topic: Mayor Ed Coleman's Zoom Meeting

Time: Nov 21, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83153550662?pwd=TGx2WkFSc0JJa0ZOWU5TU0doRU9iQT09>

Meeting ID: 831 5355 0662

Passcode: 477606

One tap mobile

+15074734847,,83153550662#,,,,*477606# US

+15642172000,,83153550662#,,,,*477606# US

Dial by your location

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 646 876 9923 US (New York)

• +1 646 931 3860 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 408 638 0968 US (San Jose)

Meeting ID: 831 5355 0662

Passcode: 477606

Find your local number: <https://us02web.zoom.us/j/83153550662>

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 7, 2023
IN PERSON AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Josh Trotter-Wanner, Councillor Jenn Lewis, Councillor Dirk Van Stralen (via zoom)
STAFF: CAO Jerry Dombowsky, Corporate Officer and District Clerk Angela Ward
PUBLIC GALLERY: 4-6 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 7:03pm

7:04 PM Councillor Lewis leaves the meeting in response to a fire alarm group page

23-174 MOVED By Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council call the Regular Council Meeting for Tuesday November 7, 2023, to order.
Carried Unanimously

1.2 Agenda for the Regular Council meeting of Tuesday November 7, 2023.

23-175 MOVED By Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the Agenda for the Regular Council meeting of Tuesday November 7, 2023, as amended to include motion for snow removal insurance authority during the Mayor's Report.
Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday October 24, 2023.

23-176 MOVED By Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the minutes for the Regular Council meeting of Tuesday October 24, 2023.
Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE – NIL

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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

- P001-Ice Rink- Pony wall just about completed, LED Lighting for stands and playground in progress with timers.
- P002 – Sewer/Waste Water – 12 sewer holes are being cleaned out right now because they leach moisture into the main sewer system. Rest will be done in the spring.
- P017 – Osisko MOU and Community Agreement - MOU established. Agreement Table established with Council as a whole, with items requiring negotiations discussed in-camera prior to the next two Council meetings.; Project Liaison for the District of Wells posting is being drafted and a contract with Osisko is being drafted; position will be for life of project and decommissioning. Funding and Investment discussions initiated. Postings for new positions coming soon.
-
- 7:08 PM – Councillor Lewis returns to the meeting (false alarm).
 - P029 – REDIP – Based upon input from provincial Ministry staff, a revised grant application was submitted to the Rural Economic Diversification and Infrastructure Program (REDIP), focused upon a Business Centre at the Wells-Barkerville Community Culture and Recreation Centre (WBCCRC).
 - P076 – Lowhee Creek Assessment – Working with the Province on flood Preventative Plan and waiting for a funding decision from the Province.
-
- 23-177 MOVED By Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the updated Strategic Priorities Projects Report.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report

23-178 Moved by Councillor Lewis, seconded by Councillor Funk, THAT Council approves the Service Agreement between the District of Wells and E.A. Works Construction (Primary Contractor dated November 7th for perpetual Snow Removal.

Mayor Ed Coleman gave verbal comments to agenda items.

- Concise Business Plan – planning one more update this year.
- Select Committee – Vision and Planning Committee – Urban Systems is progressing through stakeholder feedback. They have supplied a quote for long term planning (under review) for preparation of an Integrated Official Community Plan (IOCP) which is the 50-year community vision plan.

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- Subdivision and Zoning requests are being processed by staff and Urban Systems. Urban Systems is preparing a subdivision procedure guide for staff to use moving forward.
- Meeting Dates
 - Tuesday November 21, 2023, Regular Council Meeting
 - Wednesday November 29, 2023, Joint Council Meeting with Lhtako Dene Nation in Quesnel
 - Tuesday December 5, 2023, Regular Council Meeting
 - Emergency Preparedness Committee – work will continue through to 2024.

Staffing Update – EDO Recruitment is closed, Facilities, Lands, and Infrastructure Manager (posted), Cariboo Gold Liaison (posting being drafted)

~~23-1789~~MOVED By Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receive the Mayor’s Report.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Dorothea Funk is now Acting Mayor for the next 3 months.

Councillor Josh Trotter-Wanner announced an online auction for IMA has begun until November 19, 2023. Just go to “What’s up in Wells” website to participate.

Councillor Dirk Van Stralen announced that a Christmas cabaret will be on Saturday December 16, 2023.

Mayor Ed Coleman announced that we will be having a Remembrance Ceremony at the Cenotaph at the former Legion building commencing at 10:45 Saturday November 11th.

7.2 Staff

Corporate Officer and District Clerk Angela Ward announced Osisko’s Christmas Dinner and the District of Wells Christmas Light up will be Sunday December 3, 2023.

7.3 Public Gallery – nil

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday November 07, 2023.

~~23-17980~~ MOVED By Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council at 7:34pm adjourns the Regular Council meeting of Tuesday November 07, 2023.

Carried Unanimously

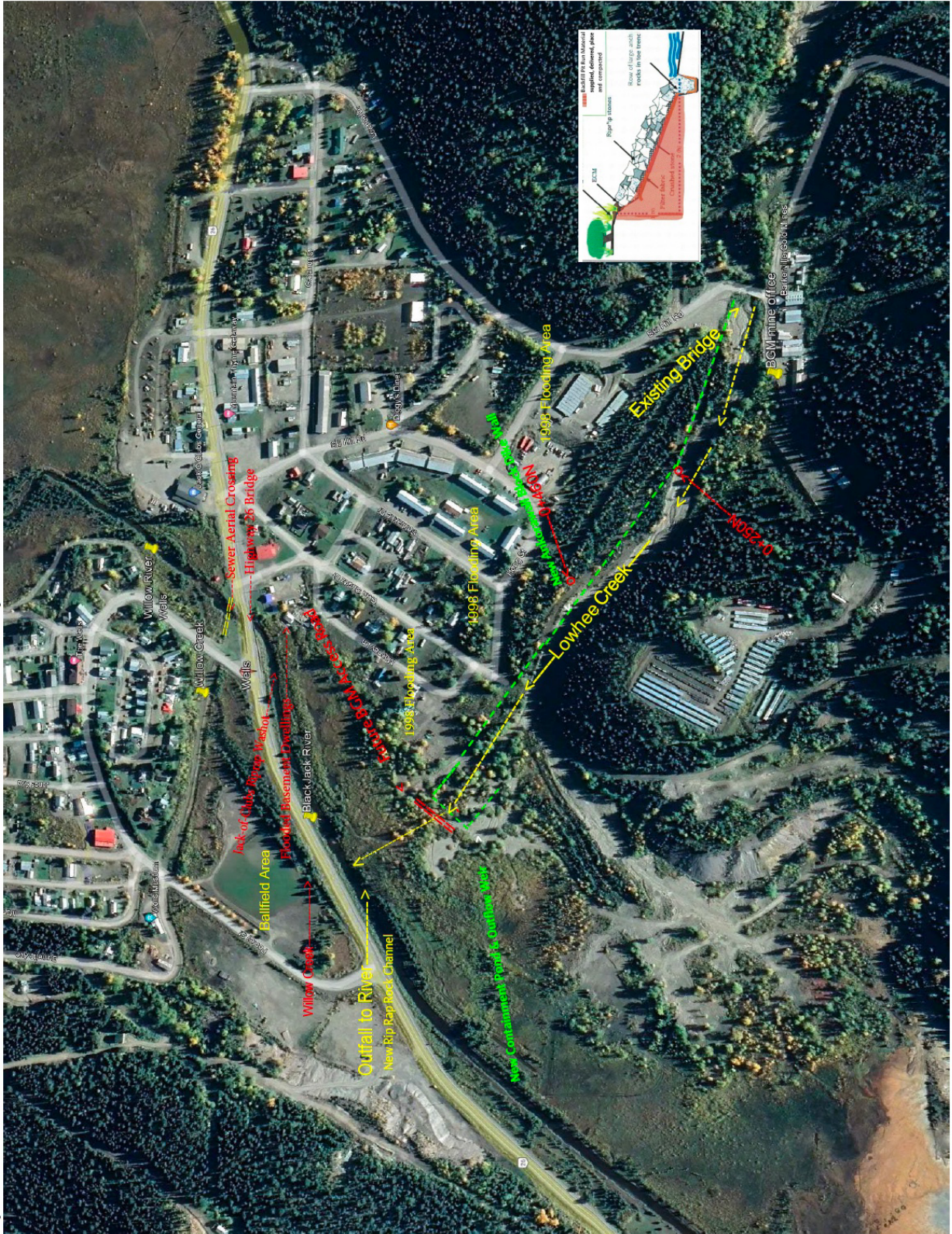
Mayor, Ed Coleman

Corporate Officer Angela Ward

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R. Radloff & Associates Inc – Wells Dike Project – Lawhee Creek Channel Rehabilitation

May 16, 2023



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LHTAKO DENE NATION
(RED BLUFF INDIAN BAND)



BOX 4069
QUESNEL, BC
V2J 3J2

PHONE: 250-747-2900
FAX: 250-747-1341

November 1, 2023

The Mayor and Council
District of Wells
Box 219
Wells, BC V0K 2R0

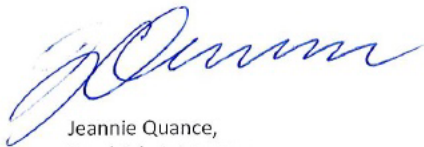
Dear Mayor Coleman and Members of Council

Re: Lowhee Creek emergency work

This will confirm that the Nation is of the opinion that the proposed work on the Lowhee Creek water course is an emergency that requires immediate attention.

Yours truly

Lhtako Dene Nation



Jeannie Quance,
Band Administrator



LOCATION: 1515 ARBUTUS RD.

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District of Wells

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

MANAGER OF FACILITIES, LANDS AND INFRASTRUCTURE

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 a Manager of Facilities, Lands and Infrastructure.

The District has an updated, well-defined vision of its future, combined with a solid foundation of clearly articulated strategic and project priorities moving forward. This is a new, unique position in the organization, and as such is an excellent 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. Reporting to the Chief Administrative Officer, the Manager of Facilities, Lands and Infrastructure will be responsible for the management and oversight of the District of Wells' various civic facilities, municipal infrastructure and parks. This includes operations and maintenance, as well as both short and long range planning initiatives and projects related to each of these three principal areas of accountability. The role also encompasses an interesting and challenging mix of related duties and responsibilities including emergency planning and response, and working closely with Provincial Ministries, Federal Departments, Indigenous Nations, educational institutions, local businesses/associations, not-for-profits and other community groups and organizations.

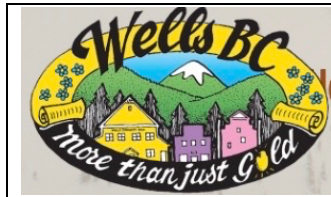
The ideal candidate will have a university degree, Red Seal Certification, professional certification or diploma from a recognized post-secondary institution in an occupational field considered related to the principal job responsibilities and accountabilities for this position. Experience in project management involving community and multi-stakeholder engagement and partnerships, ideally in a transitioning rural resource based work environment, would also be an additional asset. Well-developed interpersonal and communication skills, combined with a strong desire to connect with the local community, will be critical for this 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, as well as an attractive benefit package including relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Thursday November 30, 2023 to:

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

For more information on the District of Wells and this unique opportunity, please visit www.wells.ca. If you have specific questions regarding the position, you are invited to contact Mayor Coleman directly.

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Phone—250-994-3330 Fax—250-994-3331 www.wells.ca

JOB SUMMARY

DISTRICT OF WELLS – MANAGER OF FACILITIES, LANDS AND INFRASTRUCTURE

Reporting to the Chief Administrative Officer (CAO), the Manager of Facilities, Lands and Infrastructure is responsible for the management and oversight of the District of Wells' (the District) various civic facilities, municipal infrastructure and parks. This includes operations and maintenance, as well as both short and long range planning initiatives and projects related to each of these three principal areas of accountability.

PRIMARY DUTIES AND RESPONSIBILITIES OF THE MANAGER OF FACILITIES, LANDS AND INFRASTRUCTURE POSITION

- Management of the following District-owned facilities and infrastructure, including:
 - Wells Barkerville Community Cultural and Recreation Centre;
 - Outdoor Skating Rink and Year-round Recreation Structure;
 - Shelter Structure;
 - Wells Community Hall;
 - District of Wells Municipal Office Building;
 - Wells Fire Hall and Fire Truck Building;
 - Visitors' Centre;
 - Civic Outbuildings;
 - Wastewater Treatment Buildings and Associated Wastewater Collection Lines and Infrastructure;
 - Water Treatment Buildings and Associated Water Distribution Lines and Infrastructure;
 - Storm Water Collection and Drainage Infrastructure;
 - Civic Roads and Highway Access Points

Including oversight of operational and maintenance matters related to the afore-noted facilities and infrastructure including, but not limited to:

- Coordination and Oversight of Standing External Contractors and Consultants;
- Coordination and Oversight of One-time External Contractors and Consultants;
- Coordination, Supervision and Training of District Employees (Permanent, Temporary and Casual) Conducting Maintenance on the District's Civic Facilities and Infrastructure;
- Liaison with External Agencies Requiring or Requesting Access to the Various Civic Facilities and Infrastructure;
- Small Carpentry Projects;

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- Minor Electrical Projects (Certification as may be Required)
 - Repairs and Ongoing Maintenance of the District's Wastewater, Water Treatment and Distribution, and Storm Water Collection Facilities and Infrastructure Including Associated Matters Related to Lakes and Rivers (Certification as may be Required)
 - HVAC Maintenance
 - Civic Roads Maintenance Including Annual Snow Removal
-
- As directed by the CAO, and in consultation and coordination with the District's Economic Development Officer, assist with the preparation and submission of grant applications related specifically to the District's facilities, infrastructure and parks;
 - As directed by the CAO, undertake project management responsibilities for select small and medium size District projects related to the District's facilities, infrastructure and parks;
 - Act as principal staff liaison and work with the appropriate external agencies when required to address matters relating to the provision and restoration of services for hydro, cell and internet service to the District;
 - As directed by the CAO, undertake duties related to the District's lands, including parks and other District-owned lands, Crown lands and private property located within the District;
 - As directed by the CAO, undertake duties related to emergency planning and response for the District, including the preparation and ongoing maintenance of the District's formal emergency response plan;
 - As directed and approved by the CAO, prepare regular written reports on the principal activities and projects, including any related budgetary and expenditure recommendations, for those areas of responsibility which fall under the Manager of Facilities, Lands and Infrastructure position, for presentation at Regular Council and Select Committee meetings;
 - 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;
 - Assist the District's Corporate Officer, as may be required from time to time, on the use and scheduling of the District's facilities and parks for events, commercial use, not-for-profit use, and use by the public; and
 - Carry out and perform such other duties as the CAO may assign from time to time.

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PREFERRED QUALIFICATIONS FOR THE MANAGER OF FACILITIES, LANDS AND INFRASTRUCTURE,

- A university degree, Red Seal Certification, professional certification or diploma from a recognized post-secondary institution, in an occupational field considered related to the principal job responsibilities and accountabilities noted above for this position;
- Continuing training or courses that demonstrate ongoing professional development in areas pertinent to the position;
- Progressively responsible experience working in a generally similar role, preferably in a local government environment;
- External contractor and consultant management experience;
- Project management experience; and
- Experience in community and stakeholder engagement.

Subject to any aforementioned duties related to emergency response taking precedence as may be determined by the CAO, the incumbent will be required to attend evening and weekend meetings from time to time.

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, as well as an attractive benefit package including relocation assistance. Interested applicants are invited to submit a letter of interest and resume, by Thursday November 30, 2023 to:

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

For more information on the District of Wells and this unique opportunity, please visit www.wells.ca. If you have specific questions regarding the position, you are invited to contact Mayor Coleman directly.

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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 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 |

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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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| 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 November 21, 2023—7:00PM
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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 |
|------|------------|---|---|---|----|-------|-------|-----|-----|------|------|------|------|
| 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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| 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 | | |

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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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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 |

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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 |
|------|------------|---|--|---|----|-------|-------|-----|-----|------|------|------|-----|
| 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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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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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 |

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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: | | |

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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 | |

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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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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 | | |

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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 | |

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY November 21, 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 |

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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 | |