

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/85624016602?pwd=dzdReUxzSjk2Z0xsYmthVjFqMHVkUT09>

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'sùll, 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 December 05, 2023, as circulated.

2.0 MINUTES

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

3.0 DELEGATIONS AND PRESENTATIONS

3.1 Community Forest Update—Cam Beck, Coordinator

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 (complete), perimeter power (complete), lighting (complete), BC Hydro upgraded service for Rink, Shelter, and Bottle Building to 200amps (in-progress). Good is for completion December 8th.
- P002—Sewer/Waste Water—EIS (Environmental Impact Study) (continues), generators and concrete pads are next for the pump station and lagoon blowers (complete), outflow measuring station (engineering and planning).
- 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. Topics to date have included:
 - Lowhee Creek
 - Concentrator and Camp Buildings
 - Social Worker Position
 - DOW CG Liason Position

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- Health Services
- Tourism EA Requirements
- Highway 26
- EA New Water Source Commitment
- Structural and Wildfire Fire Equipment and Services
- Housing
- BC Hydro Power Capacity
- K to 12 Education and Daycare Services
- DOW and ODV Facilities Investments
- Local Government Industrial Taxation 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 themonth of November and December. \$2.1 million approval from EMCBC; work in-progress on Phase 1.

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
- School Lunch Program
- Cash Flow Motion
 - **Recommendation/s:** THAT Council approves cash flow from P002 Waste Water and from Community Forest Reserve Funds for 2023 and 2024, to be returned to the funds as Operating Budget Funds are received for late 2023 and all the 2024. This will be implemented as per Auditors Recommendations.
- Growing Community Funds Allocation
 - **Recommendation/s:** THAT Council confirms that the \$588,000 Growing Communities Fund is allocated for our new Fire Truck and Ladders, WBCRC Roof, Important and Urgent Facilities, and emergent minor Strategic Priorities contributions as identified by Chairs for Vision and Planning Select Committee and Buildings and Lands Select Committee
- Grants in Aid
 - Recommendation/s: THAT Council approves the budgeted 2023 Grants In Aid as per equal to 2022 levels, as follows:
 - \$_2,000_____ to Sunset Theatre (SST)
 - \$_1,500_____ to Wells Historical Society (WHS)
 - \$_1,500_____ to Wells and Area Trails Society (WATS)
 - \$_1,000_____ to Wells and Area Community Association (WAACA)
 - \$_1,500_____ to Island Mountain Arts (IMA)
 - \$_1,000_____ to Wells-Barkerville Elementary School PAC
- New Ambulance Services Model Announced
- Select Committees' Short Updates
- Subdivision and Zoning Requests—working with Urban Systems on both processes.
- Meeting Dates:

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- 2024 November 29 (Council agenda planning) and 2024 November 30 (joint meeting)—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:
 - **Recommendation/s:** THAT Council approves the 2024 Regular Council Meeting Schedule as per below and/or as refined.

January 9, 2024	January 23, 2024	February 6, 2024	February 20, 2024
March 5, 2024	March 19, 2024	April 9, 2024	April 23, 2024
May 7, 2024	May 21, 2024	June 4, 2024	June 18, 2024
July 16, 2024	August 20, 2024	September 10, 2024	September 24, 2024
October 8, 2024	October 22, 2024	November 5, 2024	November 19, 2024
December 10, 2024			

- Staffing Update—CAO Recruitment (complete), EDO Recruitment (posting closed), Facilities, Lands, and Infrastructure Manager (posting closed), 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**

6.4 NDIT Façade Report—CAO Jerry Dombowsky

- **Recommendation/s:** THAT Council approves **NDIT Façade Report** and its recommendation for DOW to contribute \$2,000 from the 2024 Budget to the project.

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

7.3 Public Gallery – Community Announcements or Questions relating to the agenda.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday December 05, 2023.

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

DOW Regular Council Meeting 2023 12 05—7:00pm to 9:00pm

Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Regular Council Zoom Meeting
Time: Dec 5, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/85624016602?pwd=dzdReUxzSjk2Z0xsYmthVjFqMHVkUT09>

Meeting ID: 856 2401 6602

Passcode: 221779

One tap mobile

+16694449171,,85624016602#,,,,*221779# US

+16699006833,,85624016602#,,,,*221779# US (San Jose)

Dial by your location

- +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)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US

Meeting ID: 856 2401 6602

Passcode: 221779

Find your local number: <https://us02web.zoom.us/u/kbrcgivCAo>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 21, 2023
INPERSON OR ONLINE (VIA ZOOM)
MINUTES**

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

REGRETS: Councillor Jenn Lewis

STAFF: CAO Jerry Dombowsky, Corporate Officer and District Clerk Angela Ward

PUBLIC GALLERY: 7 online

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 7:04pm

23-181 MOVED Councillor Dirk Van Stralen, seconded by Councillor Josh Trotter-Wanner THAT Council call the Regular Council Meeting for Tuesday November 21, 2023, to order.

Carried Unanimously

1.2 Agenda for the Regular Council meeting of Tuesday November 21, 2023.

23-182 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the agenda for the Regular Council meeting for Tuesday November 21, 2023.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council meeting of November 7, 2023.

23-183 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council approves the minutes for the Regular Council Meeting of November 7, 2023.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS

3.1 Tara Grady, Cariboo Reginal District

Tara Grady gave a presentation on the Cariboo Reginal District's Solid Waste Management Plan Update for the District of Wells.

[PowerPoint Presentation \(wells.ca\)](#)

4.0 CORRESPONDENCE – NIL

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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

- P001 - Ice Rink - pony wall, playground lights, perimeter power, and rink lighting in progress
- P002 - Sewer/Wastewater - Environmental Impact Study underway; generators for lift station and lagoon works being installed, outflow measuring station in design phase.
- P017 - Osisko MOU and Community Agreement - MOU established, Agreement Table established, project liaison position for District of Wells, as well as funding and investment discussions underway.
- P029 - Rural Economic Development Investment Program second intake submission focused upon creation of a Business Centre at the Wells-Barkerville Community Culture and Recreation Centre (WBCCRC).
- P030 - Provincial BC Jack of Clubs Lake & Area Reclamation Project - awaiting 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.

23-184 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council receive the Strategic Priorities Projects Report.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report

Mayor Ed Coleman gave verbal comments to agenda items.

- Concise Business Plan—Version 4.5 (posted at Wells.ca)
- New Ambulance Services Model Announced
- Select Committees' Short Updates - none.
- Subdivision and Zoning Requests—working with Urban Systems on both processes.
- Meeting Dates: November 30, 2023—Joint Council Meeting with Lhtako Dene Nation @12:00pm
- 2024 December 05-- Regular Council Meeting (7:00pm to 9:00pm)
- Emergency Preparedness Committee—Work will continue through to 2024 January.
- 2024 Council Meeting Schedule:
January 9th; January 23rd; February 6th; February 20th; March 5th; March 19th; April 9th; April 23rd; May 7th; May 21st; June 4th; June 18th; July 16th; August 20th; September 10th; September 24th; October 8th; October 22nd; November 5th; November 19th; December 10th.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

23-185 MOVED Councillor Dirk Van Stralen, seconded by Councillor Josh Trotter-Wanner THAT Council receives the Mayor’s Report.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Josh Trotter-Wanner reminded the Municipal Review Committee members that the deadline for review of Package 2 of the Cariboo Gold project is December 11, 2023. He also thanked everyone who participated in the successful IMA online auction.

7.2 Staff -nil

7.3 Public Gallery

Julia Mackey queried why the Council was waiting to give a letter of support to the CRD for proposed changes to the regional waste operations. Councillor Funk explained that she wanted to read over the package one more time and that we may be addressing this at the December 5 Regular Council Meeting.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council Meeting of Tuesday November 21, 2023.

23-186 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT at 8:11PM Council adjourns the Regular Council Meeting of Tuesday November 21, 2023.

Carried Unanimously

Mayor Ed Coleman

Corporate Officer Angela Ward

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



wbcf.ca

Update to District of Wells Council

November 30, 2023

Introduction

This update is a snapshot of recent and current community forest activity and does not include any requests or recommendations to Council.

Fall 2023 logging

This fall's logging activity has concluded, though some logs still have to be trucked to Quesnel.

In October 4,569.992 m³ (cubic meters) of sawlogs and 3002.932 m³ of pulp logs were delivered from the community forest to West Fraser's mill in Quesnel. The logging primarily targeted dead pine on the slope above the Willow River south and west of Cornish Lake, resulting in the higher than usual component of pulp.

West Fraser has been billed \$55 / m³ for the sawlogs and \$2/m³ for the pulp logs, a total of \$257,355.42. This will provide the District of Wells with a dividend of \$128,677.71. A small part of the remainder will pay for community forest administration and the rest will be reinvested in the forest.

Another 1,000 m³ of sawlogs, approximately, was delivered from the community forest to West Fraser in November, and approximately 3,000 to 5,000 m³ of logs remain decked in the forest and should be trucked into Quesnel in December, providing further revenue to the community forest and an additional dividend to the District of Wells.

The logging was done by R Clauson Logging, hired by West Fraser. Clauson kindly donated the cost of logging wood to be used in building the student lodge for the Wells Destination High School, and Clauson also donated the cost of logging a deck of logs for community firewood.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

The logging fulfilled the provincial government's requirement that 25,000 m3 be logged in the community forest during the five years ending December 31. The community forest sold it all as standing timber to West Fraser in an October 2018 agreement, with West Fraser taking responsibility for all planning, road building, log trucking and silviculture.

Future logging

West Fraser has proposed a new agreement to purchase timber from the community forest for the five years beginning January 1, 2024.

As with the agreement that ends December 31 of this year, West Fraser proposes to purchase as standing timber the 25,000 m3 the provincial government requires the community forest during to harvest during every five year cut control period. West Fraser also proposes to take responsibility for all planning, logging, trucking and silviculture, as it has previously.

In its detail, however, the proposed agreement is significantly different than the previous agreement and the community forest directors are in the preliminary stages of examining the proposal.

Expansion / additional land

The proposal to add approximately 4,000 hectares of land to the community forest is on hold while the community forest attempts to establish a relationship with Lhtako Dene.

Of the additional land currently proposed, 2200 hectares would be along the north side of Ruchean Creek, about 20 kilometres west of Wells, and approximately 1860 hectares would be on the east side of the Cariboo River and south side of the Matthew River, a little less than 50 kilometres east of Wells.

Like the existing community forest, these additional lands would still be considered "Crown" land by the province but would be managed, along with the existing community forest land, by Wells-Barkerville Community Forest Ltd under the terms of a new long-term agreement, and WBCF Ltd would have exclusive timber harvesting rights within those areas.

In a May 30 letter Lhtako Dene said it is opposed to the expansion of the community forest, but subsequently suggested the community forest contact Lhtako Dene's land and resource managers to arrange a meeting to discuss the expansion. Unfortunately the land and resource managers were never available for a meeting and efforts to arrange a meeting lapsed.

In a November 9 letter to the community forest directors Lhtako Dene said it would be in favour of the expansion of Wells-Barkerville Community Forest if Lhtako Dene "becomes a 50% partner in the future operations of the WBCF". The directors are not the owners of Wells-Barkerville Community Forest Ltd, however: the District of Wells is. Accordingly Lhtako Dene was advised its letter was being forwarded to the District of Wells Council.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

North Cornish Trails

This fall's logging on the slope above the Willow River required the building of 3.2 kilometres of new road.

This included a road angling northwards up the slope from Hardscrabble Road to connect with the road paralleling the south side of Cornish Creek and on to Eight Mile Lake. It also included a road branching off the road paralleling the south side of Cornish Creek and extending south.

It is envisioned these roads will not be maintained for vehicle traffic but instead will become part of a greatly expanded Cornish Mountain ski and mountain bike trail system. To further that objective West Fraser generously agreed to cut, at its cost, a 3.1 km trail from the end of the new south branch road to the north side of Marten's Creek. A small amount of work remains to connect that trail with Marten's Pass Trail and Summit Trail, creating some long loop trails for skiers and mountain bikers.

A map identifying the North Cornish Mountain trails, provided by West Fraser and labeled "Marten's Pass Map" but with the file name "2023 11 22 North Cornish trails", accompanies this update.

The map also identifies the areas logged south and west of Cornish Lake this fall, blocks 002-1, 002-2, 002-3, 002-4 and 002-5, and blocks logged before the creation of the community forest.

Marten's Pass cabin

In mid October a group of volunteers set up a 15' by 15' log cabin in Marten's Pass just west of Cornish Mountain Road. The cabin shell and its move to the site was paid for by the community forest, but the volunteers built the platform / floor for the cabin, added an insulated roof, and installed a wood heater, chimney, door and window. A heartfelt thanks to the volunteers: Ian Macdonald, Duncan Macdonald, Stu and Brenda Lebeck, Darryl Koekemoer and Jory Strachan.

Overnight stays can be booked through the Wells Destination School.

Riverside Trail

The Riverside Trail from the boardwalk upstream (east and south) along the Willow River to the Blair Bridge was completed early this fall and is being used regularly. The trail is still somewhat rough and will be improved in the coming year or two with a better surface and some benches. Higher water this past spring and the ongoing activity of beavers make it likely some sections will, ideally, be replaced with boardwalk.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

Research

A planned bat research project didn't proceed this summer when the researcher decided to apply his efforts elsewhere, but other research opportunities are being explored, including projects with the College of New Caledonia Research Forest and the BC Ministry of Water, Land and Resource Stewardship (affectionately known as walrus). This will probably include a resumption of the caribou studies conducted by Jake Bradshaw.

Education

The community forest continues to support the planned Wells Destination High School and proposes to lease a portion of the community forest property on Margaret Avenue to the school for a nominal fee. The school hopes to build a student lodge on the property in summer 2024 in time for the planned opening of the school in fall 2024. To accommodate this the property must be rezoned. An application for rezoning was submitted to the District of Wells on September 14.

Fire risk mitigation

A modest start to clearing dead trees and limbs to reduce the risk of fire was made this fall in the area of the community forest closest to the community. Unfortunately this is labour intensive and time consuming work and is therefore expensive, but other opportunities to reduce the risk of fire are constantly being explored.

As always, the company Directors and myself welcome any questions from Council or any opportunity to meet with Council to provide more detailed information and exchange ideas.

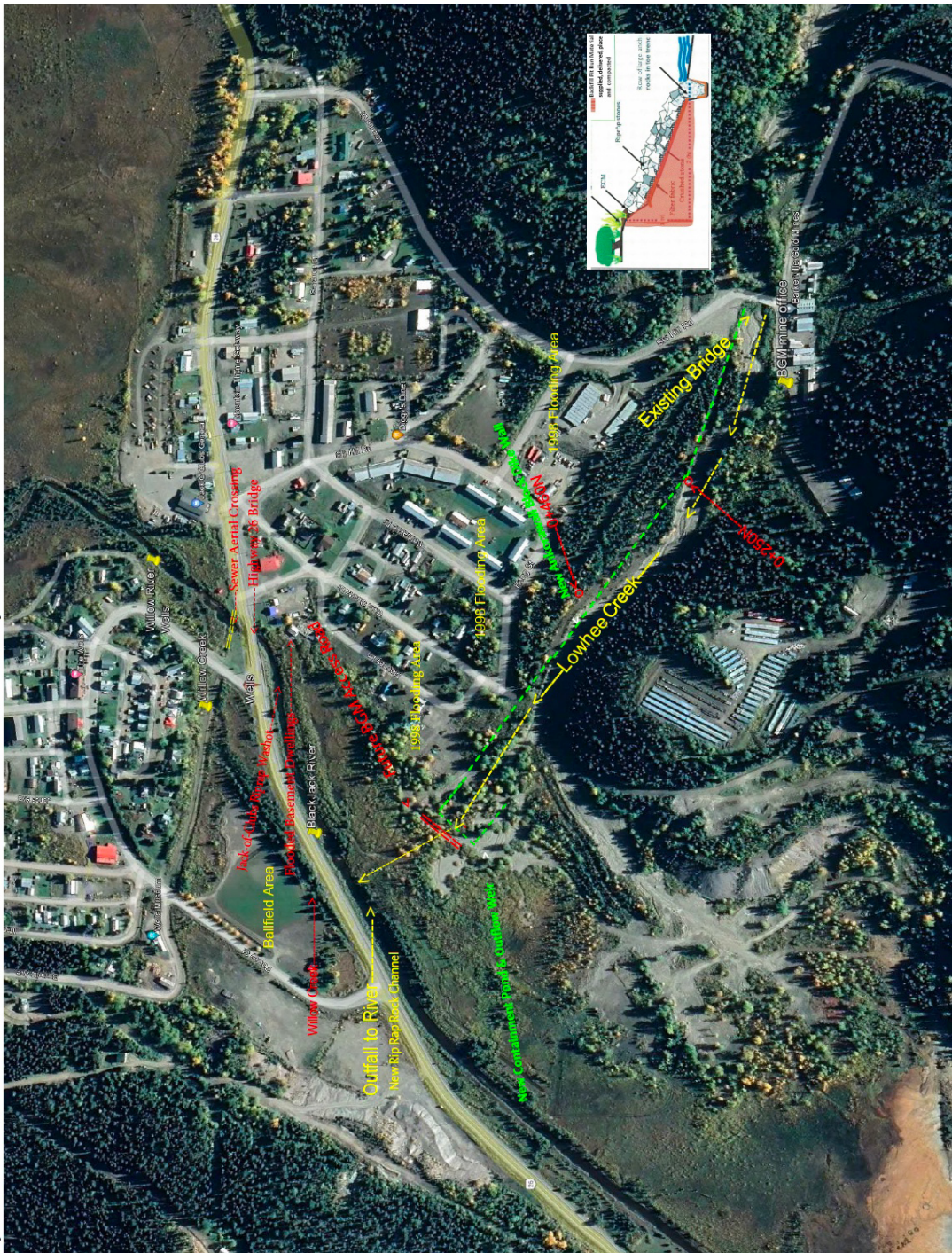
- Cam Beck, Community Forest Coordinator

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Lowhee Creek Mapping

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

May 16, 2023



Lowhee Creek Lidar (complements of Stu Lebeck West Fraser Timber)



DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Potential Start Date: Thursday, December 7th, 2023



Wells
Barkerville
Elementary

Support Now

Together We Can

Show You Care Sponsor a Hot Lunch

For Our Children

\$15 per child
(15 kids in our School)
Every Thursday

For Our Community, We are on a Mission to Provide Every Child in the Wells Barkerville Elementary School with a Hot Meal, One Day a Week.

Your Sponsorship gives each child/children a hot meal, drink, fruit/veggies & a treat

Diggy's Diner School Hot Lunch Program

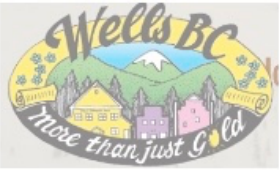
Postal address: 3885 Ski Hill Road, PO Box 134
Wells, BC, V0K 2R0

Phone: 250-991-1020

Email: diggysgoldenmercantile@hotmail.com

Operating Permit for Diggy's Diner extends to outside catering approved by Northern Health

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

	<p>District of Wells</p> <p>Project 50–Lhtako Dené Nation Partnerships</p> <p>2023 11 30—Version 1.2</p> <p>PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0 Phone--250-994-3330 Fax--250-994-3331 www.wells.ca</p>
---	---

Overview

The District of Wells has a commitment to working together with Lhtako Dené Nation on development meaningful partnerships that promote reconciliation, culture, and economy.



Ref	Item	Project #	Status
1	Arts and Culture Events and Economy		
2	Three Phase Power to Highway 26		
3	Outdoor Covered Skating Rink Construction		
4	Wells Barkerville Community Culture and Recreation Centre Renovations		
5	Improvements to our Community Hall and Fire Hall		
6	Trails Maintenance and Development		
7	A Plan for the Osisko Development Donated Headframe		
8	Destination Outdoor Recreation including ideas like a Zipline		
9	Historical Displays of Lhtako Dené Nation and Naming Opportunities		
10	Education and Training Projects		
11	Affordable Housing		
12	Wells Barkerville Community Forest and Community Forest Potential Expansion		
13	Indigenous Understanding and Awareness Training		
14	Lowhee Creek Dike Repairs and Rehabilitation		
15	Other:		
16	Other:		

We look forward to your reflection on how to move forward together in sharing and creating opportunity.

Yours sincerely,



Ed Coleman
 Mayor, on behalf of Council

BACKGROUNDER 1 – Ambulance Services

(www.wells.ca New Release Area for more information)

Breakdown of the communities transitioning away from the Schedule-on-Call staffing model.

BCEHS and APADBC have worked closely together to determine the best staffing model for each of the 60 communities and to bring forward recommendations to the Ministry of Health. This work included engagement with staff, the communities, First Nations leaders, health authorities and the APADBC.

Stations with the 24/7 Alpha shift model means the communities will have at least 8 full-time paramedics in the stations, and staff will be on-duty 24 hours a day. Communities transitioning to 24/7 Alpha are:

1. Gabriola Island
2. Gold River
3. Quadra Island
4. Boston Bar
5. Bowen Island
6. Bella Coola
7. Maderia Park
8. Clinton
9. Logan Lake
10. Lumby
11. Alexis Creek
12. Midway
13. Fruitvale
14. Salmo
15. McBride
16. Mackenzie
17. Village of Daajing Giids
18. Masset

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

19. Dease Lake
20. Fraser Lake
21. Tumber Ridge

Stations with the Mix Shift model means staff will have 8 regular part time staff in the stations, and staff will be on-duty in the station for 16 hours each day and have 8 hours being on-call. Communities transitioning to Mix Shift model are:

1. Alert Bay
2. Mayne Island
3. Pender Island
4. Port Renfrew
5. Galiano Island
6. Sayward
7. Tahsis
8. Ucluelet
9. Cortes Island
10. Denman Island
11. Port Alice
12. Bella Bella
13. Texada
14. Anahim Lake
15. Lytton
16. Elkford
17. Greenwood
18. Kaslo
19. New Denver
20. Riondel
21. Rossland
22. Winlaw
23. Granisle

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

24. Southside

25. Hudson's Hope

Stations with the On-Call shift with a unit chief will have a full-time unit chief and staff that are on-call. Communities transitioning to this model are:

1. Sointula
2. Zeballos
3. Seton Portage
4. Gold Bridge
5. Blue River
6. Edgewood
7. Field
8. Bear Lake
- 9. Wells**
10. Stewart
11. Port Clements
12. Kitwanga
13. Sandspit
14. Atlin

In addition, 55.2 community paramedic FTE's will now be dedicated to providing community-based care and community outreach because with increased staffing they will no longer be required to respond to 911 calls as previously required in the SOC model.



Report to Council

Date: December 5, 2023
To: Council
From: Chief Administrative Officer
Subject: NDIT Business Façade Improvement Program
Department: Economic Development

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated December 5, 2024, with respect to the Northern Development Initiative Business Façade Improvement Program;

AND THAT Council support participation in the Business Façade Improvement Program with a 20% reimbursement grant up to a maximum of \$1,000 per project to improve the facades of commercial buildings, with a maximum commitment of \$2,000 in 2024.

Purpose:

To provide Council with information on the Northern Development Initiative Trust Business Façade Improvement Program and receive authorization for the District to participate in the program.

Background:

Created by the province of BC in 2004/2005, the Northern Development Initiative Trust is an independent regional economic development corporation focused on stimulating economic diversification and job creation in central and northern British Columbia.

As the leading economic development agency in the region, Northern Development intends to be the catalyst to inject \$2 billion every decade into communities within the region to realize their economic potential. The corporation supports community economic development initiatives with funding for economic diversification infrastructure, feasibility studies, marketing, capacity building, grant writing, community halls, recreational facilities, and community foundations. The Business Façade Improvement Program is one of many opportunities for local governments to support economic growth in their local areas.

Discussion:

The Program

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

The intent of the Business Façade Improvement Program is to provide businesses in Wells with the opportunity to improve the aesthetics of their business which will in turn improve the appearance and attraction of the overall business district of the community. The program provides annual grant funding for local governments to enhance economic development by encouraging private sector investment in businesses façade improvements.

Eligible projects are broadly defined and may include facades, siding, murals, signage, architectural features, lighting, exterior accessibility improvements, awnings, and patios among other similar amendments. Prospective applicants must be property or business owners, non-profit organizations, or home-based businesses under certain conditions.

Grants are to be awarded based on merit as determined by a review panel appointed by the District. Projects must be as consistent as possible with the general form and character of any design guidelines set out for the area and must follow general principles as outlined in the Wells OCP document. All projects must include and comply with all permits or approvals required by the District.

Funding Terms

The Program with funding provided by Northern Development Initiative Trust would provide up to \$20,000 in grant funding for the District to access (50% to a maximum of \$5,000 per façade improvement project) each calendar year. The Program is proposed to be supplemented by the District of Wells via a 20% reimbursement grant to participants - up to a maximum of \$1,000 per project. Under this framework, the District's maximum commitment in 2024 would be \$2,000 for the total 2024 program. Program guidelines allow an applicant's project to access the Business Façade Improvement program for new/incremental façade improvements each year. Projects must have a minimum total cost of \$1,000.

Conclusion:

The Business Façade Improvement Program provides a low-cost opportunity for the District of Wells to support economic development through enhancement of a range of visual and physical improvements. Benefits include support for growth of local businesses and non-profits, as well as overall aesthetic improvement within the District.

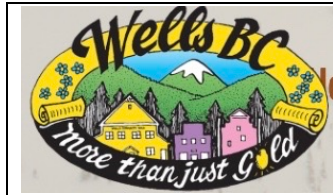
Financial/Budgetary Considerations:

A maximum allocation of \$2,000 from the 2024 budget will be required.



J. Dombowsky, Chief Administrative Officer

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



District of Wells

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

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.

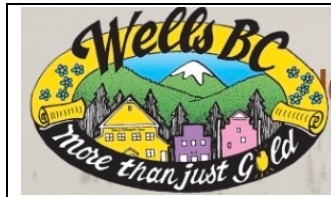
The ideal candidate will have a university degree, Red Seal Certification, professional certification or diploma from a recognized post-secondary institution in an occupational field considered related to the principal job responsibilities and accountabilities for this position. Experience in project 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.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA



District of Wells

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

JOB SUMMARY

DISTRICT OF WELLS – 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;

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

- 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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

District of Wells—Strategic Priorities Projects Tracking Grid

Version 4.0—2023 09 04

Overview

In June of 2022, the Municipal Affairs--Province of BC provided a Municipal Advisor, Gary Nason, to support the District of Wells with support to review Operations and Governance of the District of Wells. Out of that process, this Project Tracking Grid has been created and will be maintained and reported on at Regular Council meetings going forward.

Project 044—Operations & Governance Improvement Plan will track & prioritize Council and Staff improvements for Operations & Governance. Council has identified several priority improvements for 2023 to 2025, primarily in communications, human resources practices, by-law priorities, green spaces planning, emergency preparedness, and other.

Categories

Categories 1 to 5 were created to help place priority levels on projects and make clear what projects are ongoing and closed/completed. The following information clarifies each category:

Category 1: “Best efforts made to complete the project in 2023.”, or continue active work on the project if the project is multi-year and will carry-over to 2024 or beyond. (i.e. Major infrastructure or building upgrades largely dependent on external grant funding.)

Category 2: Subject to sufficient budgetary/grant funds and staffing capacity, commence project in 2023, with no commitment to complete the project in 2023.

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

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

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

The following pages show the “Grid” of Projects for the District of Wells is organized in the Categories outlined above. Each Project has its own electronic and paper-based folder/file that holds all the details on all the Project.

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

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

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP 1	IP 2	IP 3	C/E
1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/E
6	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-03	x	x	x	x	x	
7	P014	UBCM--Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust (see also P015)	1	x	21-04	24-03	x	x	x	x	x	
8	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	1	x	22-04	23-11	x	x	x	x	x	
9	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (may include other partner cash contributions) See also P31	1	IPr	19-04	24-03	x	x	x			
10	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	IPr	22-11	24-03	x	x	x	x		
11	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP TB D ICSP	18-04	24-03	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP 1	IP 2	IP 3	C/E
12	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P004 2 nd Submission 1—not approved Submission 2—will not be competitive	1		22-11	26-03	x	x				
13	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 6,000,000 See also P18	1	x TBD	22-12	26-06	x	x	x			
14	P032	DOW Public Works Garage and Shop Assessment, then Purchase Existing or New Construction	TBD	1		22-11	23-12	x	x				
15	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1		18-04	24-03	x	x	x	x		
16	P039	PROV BC--Engines 11, 12, & 14 Fire Truck Replacements	CGF \$352,000+ Interim Unit \$60,000 Accounts Receivable Heritage Branch 1,300,000+ Future New Units	1		22-12	25-03	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/E
17	P050	Lhtako Dene Nation Partnerships	Mayor & Councillor Lewis	1		23-11	OG	x	x	x			
18	P071	Money Lane House Fire		1		22-06		x	x	x	x	x	
19	P074	Wildfires		1		23-04		x	x	x			
20	P072	Rural Roads Events—Sugar Creek	EMBC	1		23-04		x	x	x	x	x	
21	P073	Local States of Emergency and Emergency Operations Centre	Emergency Operation Centres Emergency Support Services	1		23-04		x	x	x			
22	P076	Lowhee Creek Assessment & Remediation	Flood Risk Spring 2024 EMBC	1		23-06		x	x	x			
23	P075	2023 to 2025 Supplements	Review at each Council Meeting	2		23-01		x	x				
24	P070	Highway 26 Events	Temporary Bridge Highway Resurfacing	2		23-04		x	x				
25	P057	UBCM—Housing Strategy Revision	\$15,000 In-trust	2		21-01	TBD	x					
26	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	2		22-06	OG	x	x	x			
27	P013	PROV BC—Community Transition Response Table	Mayor & Acting Mayor (Training Project to Integrate with REDIP Project)	2		22-11	23-03	x	x	x	x		

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/ E
35	P036	DOW & PROV BC— Crownlands	See also P36 & P19	3		22-06	24-06	x	x				
36	P040	UBCM— Public Notification & Evacuation Routes Planning		3		23-01	TB D	x					
37	P042	UBCM— Emergency Operations Centres & Training	See also P22	3		23-01	TB D	x					
38	P043	UBCM— Poverty Reduction Planning & Action		3		23-01	TB D	x					
39	P047	PROV BC— Destination Development		3		23-01	OG	x	x				
40	P048	DOW & Partners—EV Charging Stations		3		23-01	OG	x					
41	P006	Indigenous Partnerships		4		22-04	OG	x	x				
42	P007	DOW Municipal Hall Upgrades	2022--\$80,000	4		22-04	24-12	x	x	x	x	x	
43	P008	DOW Firehall Upgrades	2022--\$90,000	4		22-04	23-12	x	x	x	x	x	
44	P009	DOW Road Maintenance and Snow Removal Contract	2022- \$185,000 2023- \$185,000	4		22-06	23-10	x	x	x	x	x	
45	P012	Telus Pole at Firehall		4	IPr	22-04	23-07	x	x	x	x	x	23-07
46	P019	PROV BC & DOW— Cemetery	See also P36	4		22-06	OG	x	x				

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/ E
47	P022	DOW & Partners--Emergency Response Plan	See also P42	4		22-06	OG	x	x	x	x	x	
48	P025	NDIT--2023 Economic Development Officer Funding	2022/2023--50,000	4		22-11	24-03	x	x	x			
49	P037	UBCM--Community Works Funds (was Gas Tax Fund)	2021--\$65,000 2022--\$67,431 2023--\$35,419	4		18-04	OG	x	x				
50	P038	DOW--Fitness Centre Upgrades and Location Decision	2023--25,000	4		22-11	23-04	x	x				
51	P044	DOW--Operations & Governance Improvement Plan		4		23-01	OG	x	x	x			
52	P045	NDIT--Grant Writer Program	10,500	4		22-11	24-03	x	x				
53	P046	DOW & Partners--Barkerville Topics		4		23-01	OG	x	x				
54	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	4		18-05	OG	x	x				
55	P058	MULTI-PARTNER--Highway 26 Wildfire Fuel Mitigation Project		4		22-11		x	x				

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Re f	Projec t #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	I D	P L	IP 1	IP 2	IP 3	C/ E
56	P059	DOW— Sewer Lagoon Airation Motors	Transferred to P002	5	x	21-11	x	x					
57	P060	DOW— Lagoon Maintenance Berms and Sludge	Transferred to P002	5		23-01							
58	P021	PROV BC-- Green Infrastructure Project	No Submission Made	5		21-11	22-03	x	x				
59	P034	SERVICE CANADA-- Youth CSTP 018263319	3,000 Complete	5		22-04	22-12	x	x	x	x	x	8
60	P049	PROV BC & CANADA-- Community Energy System (GT-SPF)	439,000 Expired No Matching Funding Capacity	5		17-04	21-03	x	x				
61	P051	PROV BC-- CRP--Wells Curling Rink	49,084 Complete	5	x	12-04	13-03	x	x	x	x	x	8
62	P052	PROV BC-- South Wells Infrastructure Condition Assessment	10,000 Complete	5	x	17-04	18-03	x	x	x	x	x	8
63	P053	PROV BC-- Asset Management Plan	10,000 Complete	5	x	15-04	16-04	x	x	x	x	x	8
64	P054	PROV BC-- COVID Safe Start	241,000 Complete	5		20-11	21-12	x	x	x	x	x	8

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Status
		District of Wells Office		
	DOW Off	De-clutter and Clean-up		IP
2023	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2023	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint		Estimating
	DOW Off	Broken Glass Panes Replacement		C
	DOW Off	Propane Furnace Exhaust Review		C
	DOW Off	Entrances Snow Protection		
	DOW Off	Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant 		C
2023	DOW Off	Interior Painting	OpBud	IP
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Bob Cat and Attachments Rental?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
	DOW Off	Radio Antenna Mast Repair		C

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		IP
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space • Relocate Service 	3,000	
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
	Firehall	Old Section Roof Replacement		C
2023	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
	Firehall	Old Section Loft Carpet Removal		C
	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2023	Firehall	HVAC	15,000	

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting		Estimating
	C Hall	Interior Wall Covering Repairs and Painting		
2023	C Hall	Projection Screen--8' Portable	1,000	
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		C
2023	C Hall	Health Office Upgrades and Wheelchair Washroom	15,000	
	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	5,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room HVAC	10,000	
	C & R Centre	Fitness Room Washroom	10,000	
	C & R Centre	Fitness Room Door	2,000	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P75—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	WBCCRC School Kitchens Improvements	3,500	1		2023	
11	New Fitness Equipment and Fitness Equipment Repairs	10,000	1		2023	
12	Fire Proof Furnace Rooms		1		2023	PL
14	1 Ton Flat Deck					
15	Dump Trailer <ul style="list-style-type: none"> • 180 daily • 720 weekly • 2160 monthly 					
16	Fire Chief's List (will add the details) <ul style="list-style-type: none"> • Compressed Air • Pagers and Headsets • Drafting from Lake or River Equipment • Additional Tools 	100,000	1		2023, 2024	PL

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY December 05, 2023—7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

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