

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/7390942920?pwd=b1VlYmJlSGllcnFvQT09>

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 January 23, 2024, 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 January 23, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Thursday Tuesday January 09, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

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—complete
- 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), sewer person holes and lines under repairs and assessment, Lift Station replacement (design phase estimated at \$1.7 million).
- 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
 - Health Services
 - Tourism EA Requirements
 - Highway 26

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- 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
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Work in-progress.
- P075—2023 to 2025 Supplements
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair. (100% complete) Extensive meetings with Engineers and Provincial Authorization Staff continues with a final review meeting January 24. \$2.1 million approval from EMCBC. Additional funds are being identified work to continue on Flood Management in the Spring.

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 4.6 (posted at Wells.ca)
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (complete see press release), Facilities, Lands, and Infrastructure Manager (complete see press release), DOW Cariboo Gold Liaison (posting being drafted)
- DOW Grants in-Aid Form (repeated in agenda for convenience)
- Meeting Dates:
 - 2024 January 23—Regular Council Meeting
 - 2024 February 06—12:00noon to 1:30pm--Emergency Preparedness Committee
 - 2024 February 06—Regular Council Meeting
 - 2024 February 20—Regular Council Meeting
 - Potential Strategic Planning session date(s) in February
- Select Committees' Short Updates

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 – Community Announcements or Questions relating to the agenda.

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday January 23, 2024.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday January 23, 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

DOW Regular Council Meeting 2024 01 23—7:00pm to 9:00pm

Ed Coleman is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/7390942920?pwd=b1VlYmVemJlSGllcnFvQT09>

Meeting ID: 739 094 2920

Passcode: 131318

One tap mobile

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

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

Dial by your location

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 408 638 0968 US (San Jose)

• +1 507 473 4847 US

• +1 564 217 2000 US

• +1 646 876 9923 US (New York)

• +1 646 931 3860 US

• +1 669 444 9171 US

• +1 669 900 6833 US (San Jose)

• +1 689 278 1000 US

• +1 719 359 4580 US

Meeting ID: 739 094 2920

Passcode: 131318

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, JANUARY 9, 2024
IN PERSON OR ONLINE (VIA ZOOM)
MINUTES**

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

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

PUBLIC GALLERY: Fire Chief Brendan Bailey, Community Forest Manager Cam Beck, and 5 online

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

1.1 Call to Order and Agenda for the Regular Council Meeting of Tuesday, January 9, 2024

24-01 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council calls to order at 7:03 PM the Regular Council Meeting of Tuesday January 9, 2024.

Carried Unanimously

24-02 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council approves the Agenda for the Regular Council meeting of Tuesday January 9, 2024.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council meeting of Tuesday, December 5, 2023

The January 9, 2024, Agenda package contained an earlier draft of the December 5, 2023, Minutes. Council was presented an amended document, with the CAO reading into the record the main changes: Councillor abstentions on grant-in-aid motions due to conflict-of-interest (23-194) and addition of 23-195 (authorization to the CAO to distribute grant money up to the 2023 grant-in-aid budget amount of \$10,000).

Further, Councillor Funk noted that the approvals in 23-194 had been voted on separately at the December 5, 2023, meeting.

24-03 MOVED Councillor Lewis, Seconded Councillor Van Stralen that motions (approvals) in MOTION 23-194 for 2023 grants-in-aid be put into one motion.

Carried unanimously.

24-04 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council approves as amended, the Minutes from the Regular Council meeting of Tuesday December 5, 2023.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

4.0 CORRESPONDENCE:

4.1 Ravi Kahlon, Minister of Housing, announcing new legislation to support Local Government housing initiatives.

4.2 Bindi Sawchuk, Assistant Deputy Minister, Housing and Land Use Policy
CAO Jerry Dombowsky announced that the District will be receiving \$150,975 to support activities or projects local governments must undertake to meet the new legislative requirements e.g., updates or creation of new zoning bylaws, Official Community Plan (OCP), Official Development Plan (ODP), Development Cost Charge (DCC) bylaw, Development Cost Levy (DCL) or a Housing Needs Report (HNR).

24-05 MOVED Councillor Jenn Lewis, seconded by Councillor Josh Trotter-Wanner THAT Council receives the Correspondence from Ravi Kahlon and Bindi Sawchuk.

Carried Unanimously

5.0 UNFINISHED BUSINESS:

5.1 Strategic Priorities Projects

- P001-Ice Rink- Completed – Thanks to staff and community volunteers who spent many hours making ice for the rink especially the new Facilities Manager Tyler Doerksen and CAO Jerry Dombowsky.
- P002-Sewer/ Wastewater- Environmental Impact Study continues, generators and concrete pads are next for pump station and the lagoon blowers are complete.
- P0017-Osisko MOU and Community Agreement-MOU established, agreement table established, Project Liaison for the District of Wells job posting being drafted.
- P018-Water Treatment Plant upgrade-work in progress
- P029-REDIP-Second intake open-Resubmission of previous with a focus on the Wells-Business Centre at the WBCRC.
- P076-Prov BC-Disaster Risk Reduction-Phase 1- Lowhee Emergency Dike Repair 92% complete.

24-06 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

6.0 REPORTS:

6.1 Mayor's Report

- Concise Business Plan-Version 4.6 posted at Wells.ca.
- Staffing Update-CAO Recruitment complete, EDO Recruitment complete- Sarah Brown starting on January 29th, Facilities, Lands and Infrastructure Manager Recruitment complete-Tyler Doerksen, DOW Cariboo Gold Liaison posting being drafted.
- A new Grants in Aid Form which requires details on the recipient's organization, membership details, finances, and proposed use of funds has been developed and is to

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

be distributed by the District Corporate Officer to groups and agencies already approved, as well as to others requesting new funding.

24-07 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves implementing the new Grants in Aid Form.

Carried Unanimously

- Meeting Dates: Regular Council Meeting January 23, 2024, 7pm; Emergency Preparedness Committee Meeting February 06, 2024, 12pm (with Emergency Management BC); Regular Council Meeting February 6, 2024, 7pm.
- Acting Mayor Schedule-year 2024: January – Councillor Funk, February to April – Councillor Lewis, May to July Councillor Van Stralen, August to October – Councillor Trotter-Wanner, November and December – Councillor Funk.
- Select Committee Update: Vision and Planning committee has had the first and second reading of the new OCP, next will be the Public Hearing and then third and Final readings by the end of March. The Buildings and Lands committee is planning to hold a meeting in the near future.

24-08 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Lewis informed us that the Gourmet Ski event sold out in 14 hours.

7.2 Staff

- Fire Chief Brendan Bailey reported that 2023 was a wild year but a lot of great work has been done.
- The Fire Chief will be facilitating the “Ride Along in a Fire Truck” prize auctioned off in January’s IMA fundraiser.
- The Fire Chief also noted that new legislation has come into effect and the term “False Alarm” will no longer be used - to be replaced with “Call Out”.

7.3 Public Gallery

- Cam Beck, Community Forest Manager, explained a new Cariboo Study is being done in partnership with the province to learn more about Cariboo and habitat. The public, when hiking locally, is invited to become part of the study by volunteering to collect Cariboo droppings for dietary analysis. Collection bags will be available soon to be picked up at the District of Wells Office.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
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AGENDA**

8.0 ADJOURNMENT:

8.1 Adjournment of the Regular Council Meeting of Tuesday, January 9, 2024

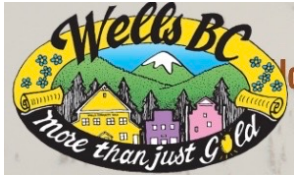
24-09 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council at 7:56PM adjourn the Regular Council meeting of Tuesday January 9, 2024.

Carried Unanimously

Ed Coleman, Mayor

Angela Ward, Corporate Officer

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

	<p>District of Wells 2023 Grants in-Aid Forms</p> <p>PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0 Phone--250-994-3330 Fax--250-994-3331 www.wells.ca 2024 01 07--Version 1.0</p>
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Registration

Date (YYYY-MM-DD): _____

Legal Name of Organization: _____

Year Organization Established (YYYY): _____

Type of Not for Profit (Circle): *Not for Profit* or *Enterprising Not for Profit*

Not for Profit Type (Circle): *Registered Society* or *Register Charity* or *Indigenous Band* or *Not Registered*

Not for Profit Registration Number: _____

Number of Board Members: _____ Number of Staff: _____ Number of Members: _____

Number of Individuals Supported Annually: _____

Mailing Address: _____

Street Address: _____

City: _____ Postal Code: _____

Organization Phone Number: _____

Organization Email: _____

Organization Website: _____


Main Contact Person: _____

Main Contact Person Title: _____

Main Contact Person Phone: _____

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Main Contact Person Email: _____

	<p style="text-align: center;">District of Wells 2023 Grants in-Aid Forms</p> <p style="text-align: center;">PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0 Phone--250-994-3330 Fax--250-994-3331 www.wells.ca 2024 01 07--Version 1.0</p>
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Registration continued

Board Chair Name: _____

Board Chair Phone: _____

Board Chair Email: _____

Treasurer Name: _____

Treasurer Phone: _____

Treasurer Email: _____

Main Staff Member Name: _____

Main Staff Member Phone: _____

Main Staff Member Email: _____


Main Purpose of the Organization (concise)

I have completed, read, agree to Freedom of Information Laws, and believe the information provided is accurate:

Signature: _____ Name: _____

Date (YYYY-MM-DD): _____

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
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AGENDA

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Grant in-Aid Application

Date (YYYY-MM-DD): _____

Estimated Start Date (YYYY-MM-DD): _____

Estimated End Date (YYYY-MM-DD): _____

Legal Name of Organization: _____

Grant Contact Person: _____

Grant Contact Person Title: _____

Grant Contact Person Phone: _____

Grant Contact Person Email: _____

Grant in-Aid Funds Use Description (concise)

Individuals or Groups that will benefit from the Grant (concise)

Project Funds Requested: \$ _____ Project Funds Received: \$ _____

I have completed, read, agree to Freedom of Information Laws, and believe the information provided is accurate:

Signature: _____ Name: _____

Date (YYYY-MM-DD): _____

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

DISTRICT OF WELLS PRESS RELEASE January 9, 2024

The District of Wells Council is pleased to announce Ms. Sarah Brown as its new Economic Development Officer and Chief Financial Officer. Ms. Brown will be joining the District of Wells full-time effective January 29th.

Council reviewed multiple applications for the position, formally interviewed two candidates, and arrived at Ms. Brown as the lead candidate in the process. Ms. Brown is a recent resident of Wells along with her husband Constable Cody Brown. Their interest in outdoor recreation and culture, and small-town life was a major factor in their move to Wells, and to Ms. Brown's interest in the position.



Ms. Brown has a unique background well suited to the EDO/CFO role in Wells; she obtained her undergrad in Tourism & Hospitality from Mount St. Vincent University in Halifax, and upcoming designation as a Certified Professional Accountant. Her work experience includes a variety of tourism roles including tour guiding and operations for Atlantic Tours and Travel. Ms. Brown joins us from West Fraser, where she worked in Corporate Accounting, and also spent a number of years working at two accounting firms, KPMG and MNP. Ms. Brown's experience in Government includes two years working in the BC Legislature.

Ms. Brown's commitment to the maintenance and betterment of Wells along with her enthusiasm for its recreational and cultural opportunities is certain to be of great benefit, and we welcome her addition to the Wells District team.

*For more information contact Jerry Dombowsky, CAO at 250-991-1155 or
JerryDombowsky@wells.ca*

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
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DISTRICT OF WELLS PRESS RELEASE January 9, 2024

The District of Wells Council is pleased to announce Mr. Tyler Doerksen as its new Facilities, Lands and Infrastructure Manager. Mr. Doerksen is joining the District of Wells full-time immediately.

Council reviewed 7 applications for the position, interviewed three candidates, and arrived at Mr. Doerksen as the lead candidate in the process. Since moving to Wells in 2007, Tyler has achieved his Red Seal Electrical certification and has started a Family with his Wife, Caroline Anders. The opportunity to work at home for the betterment of the town and area drew Tyler to this position.



Mr. Doerksen has spent the last 13 years as an electrician in a variety of sites including industrial, commercial and residential which included projects in mining, timber processing, metals processing and large-scale institutional construction as well as working in the forestry sector, and tourism nationally and internationally. He also has a background in recreation and the arts, bringing a unique combination of technical expertise and arts and culture to the role of Facilities, Lands and Infrastructure Management for the District. We welcome his addition to the District of Wells team.

*For more information contact Jerry Dombowsky, CAO at 250-991-1155 or
JerryDombowsky@wells.ca*

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
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District of Wells—Strategic Priorities Projects Tracking Grid

Version 5.0—2024 01 06

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 6 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 and carry forward to 2024 if appropriate.

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 transferred to another project.

Category 6: Project has been abandoned due to insufficient matching funds or lack of internal capacity to undertake at the time.

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 2024 January 23, 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 **Cp/E**=complete/evaluation (1 to 10)
IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

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

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	Cp/E
1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$290,000 + In-kind Complete \$500,000 Planning and Emergency Upgrades \$4,500,000 Engineering & Construction	1	x x x/TBD	20-04	26-03	x	x	x			
2	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	
3	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			
4	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	
5	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	

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 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	Cp/E
6	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	x	19-04	24-03	x	x	x	x		
7	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
8	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP x ICSP	18-04	24-03	x	x	x			
9	P029	PROV BC--REDIP WBCCRC Project	1,100,000 See also P004 Submission 1--not approved Submission 2--submitted	1		22-11	26-03	x	x				
10	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000 See also P18	1	x x	22-12	26-06	x	x	x			
11	P032	DOW Public Works Garage and Shop	TBD	1		22-11	23-12	x	x				
12	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-03	x	x	x	x		

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	ED	ID	PL	IP1	IP2	IP3	Cp/E
13	P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	CGF \$300,000+ Interim Unit \$60,000 Heritage Branch 1,300,000+ Future New Units	1	x	22- 12	25- 03	x	x	x	x		
14	P050	Lhtako Dene Nation Partnerships	Mayor & Councillor Lewis	1		23- 11	OG	x	x	x			
15	P071	Money Lane House Fire		1		22- 06		x	x	x	x	x	
16	P074	Wildfires		1		23- 04		x	x	x			
17	P072	Rural Roads Events--Sugar Creek	EMBC	1		23- 04		x	x	x	x	x	
18	P073	Local States of Emergency and Emergency Operations Centre	Emergency Operation Centres Emergency Support Services	1		23- 04		x	x	x			
19	P076	PROV BC-- Disaster Risk Reduction-Phase 1--Lowhee Emergency Dike Repair	\$2,100,000 In-trust	1	x	23- 06		x	x	x	x	x	
20	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24- 01		x					
21	P075	2023 to 2025 Supplements	Review at each Council Meeting	2		23- 01		x	x				
22	P070	Highway 26 Events	Temporary Bridge Highway Resurfacing	2		23- 04		x	x	x			
23	P057	UBCM--Housing Strategy Revision	\$15,000 In-trust	2		21- 01	TBD	x					

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
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AGENDA

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24	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	2		22-06	OG	x	x	x	x		
25	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		
26	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	x		
27	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		
28	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x	x			
29	P005	DOW & Partners--Playground	\$230,000 \$28,000+ in trust	3		20-04	24-10	x	x				
30	P016	PROV BC--Housing & BC Housing	\$5,000,000 See also P36 & P19	3		19-04	OG	x	x				
31	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 2024 January 23, 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	Cp/E
32	P036	DOW & PROV BC–Crownlands	See also P36 & P19	3		22-06	24-06	x	x				
33	P040	2024 UBCM–Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	3		23-01	TBD	x					
34	P042	2024 UBCM–Emergency Operations Centres Equipment & Training	See also P22 Deadline is 2024 February 23	3		23-01	TBD	x					
35	P065	2024 UBCM–FireSmart Community Funding Supports	Deadline is 2024 September 30	3									
36	P066	2024 Emergency Support Services Equipment and Training	Deadline is 2024 January 26	3									
37	P080	2024 UBCM–LocalGovernment Development Approvals	Deadline is 2024 March 08	3									
38	P078	2024 UBCM Active Transportation Planning	Deadline is 2024 February 09										
39	P079	2024 UBCM–Disaster Risk Reduction–Climate Adaptation–Phase 2	Deadline is 2024 March 28										
40	P043	UBCM–Poverty Reduction Planning & Action		3		23-01	TBD	x					
41	P047	PROV BC–Destination Development		3		23-01	OG	x	x				
42	P048	DOW & Partners–EV Charging Stations		3		23-01	OG	x					
43	P006	Indigenous Partnerships		4		22-04	OG	x	x				
44	P007	DOW Municipal Hall Upgrades	2022–\$80,000	4		22-04	24-12	x	x	x	x	x	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 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	Cp/E
45	P008	DOW Firehall Upgrades	2022--\$90,000	4		22-04	23-12	x	x	x	x	x	
46	P009	DOW Road Maintenance and Snow Removal Contract	2022-\$185,000 2023-\$185,000	4		22-06	23-10	x	x	x	x	x	
47	P019	PROV BC & DOW--Cemetery	See also P36	4		22-06	OG	x	x				
48	P022	DOW & Partners--Emergency Response Plan	See also P42	4		22-06	OG	x	x	x	x	x	
49	P025	NDIT--2023 Economic Development Officer Funding	2023/2024--50,000 2024/2025 50,000	4		22-11	24-03	x	x	x			
50	P037	UBCM--Community Works Funds (was Gas Tax Fund)	2021--\$65,000 2022--\$67,431 2023--\$35,419	4		18-04	OG	x	x				
51	P038	DOW--Fitness Centre Upgrades and Location Decision	2023--25,000	4		22-11	23-04	x	x	x			
52	P044	DOW--Operations & Governance Improvement Plan		4		23-01	OG	x	x	x			
53	P045	NDIT--Grant Writer Program	10,500	4		22-11	24-03	x	x				
54	P046	DOW & Partners--Barkerville Topics		4		23-01	OG	x	x				
55	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				
56	P058	MULTI-PARTNER--Highway 26 Wildfire Fuel Mitigation Project		4		22-11		x	x				

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 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	Cp/E
57	P028	UBCM Extreme Conditions Recovery Fund	Fall 2023 Intake Transferred to P079	5		22-11	TBD	x	x	x			
58	P012	Telus Pole at Firehall		5	IPr	22-04	23-07	x	x	x	x	x	23-07
59	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser Timber \$30,000	5	x	20-04	23-09 & 23-12	x	x	x	x	x	8
60	P059	DOW—Sewer Lagoon Airation Motors	Transferred to P002	5	x	21-11	x	x					
61	P060	DOW—Lagoon Maintenance Berms and Sludge	Transferred to P002	5		23-01							
62	P034	SERVICE CANADA—Youth CSTP 018263319	3,000 Complete	5		22-04	22-12	x	x	x	x	x	8
63	P051	PROV BC—CRP—Wells Curling Rink	49,084 Complete	5	x	12-04	13-03	x	x	x	x	x	8
64	P052	PROV BC—South Wells Infrastructure Condition Assessment	10,000 Complete	5	x	17-04	18-03	x	x	x	x	x	8
65	P053	PROV BC—Asset Management Plan	10,000 Complete	5	x	15-04	16-04	x	x	x	x	x	8
66	P054	PROV BC—COVID Safe Start	241,000 Complete	5		20-11	21-12	x	x	x	x	x	8
67	P061	BC HYRDO—LED Steet Lighting	35,000	5		20-10	22-11	x	x	x	x	x	7
68	P024	DOW—Change Sand in Water System	2022/23--20,000 Transferred to P018	5		22-11	23-06	x	x	x			

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 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	Cp/E
69	P026	DOW Electrical Upgrade at Sewer Lift Station	Transferred to P002	5		22-03	23-03	x	x	x			
70	P010	BC Hydro Community Energy Project	\$15,000 Mayor & Counsellor Funk	5	x	22-04	23-03	x	x	x	x	x	23-03 9/10
71	P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	5	x	22-04	23-11	x	x	x	x	x	23-11 8/10
72	P021	PROV BC--Green Infrastructure Project	No Submission Made	6		21-11	22-03	x	x				
73	P049	PROV BC & CANADA--Community Energy System (GT-SPF)	439,000 Expired No Matching Funding Capacity	6		17-04	21-03	x	x				
74	P033	FCM--Green Municipal Fund--Community Facilities Buildings Monitoring Fund	25,000 (20% DOW contribution required) Oversubscribed No Submission Made	6		TBD	TBD	x	x				
75	P041	UBCM--FireSmart Community Funding & Supports	\$45,000 Over subscribed.	6		23-01	TBD	x					

DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 January 23, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA

Appendix L—District of Wells Risk Management Chart (Version 7.0)

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			185,000	185,000	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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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 2024 January 23, 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	