

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY 2024 February 06, 7:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

<https://us02web.zoom.us/j/86461166131?pwd=NmgzT3l6WGdFRFpvR3hKOFIFOVYzZz09>

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 February 06, 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 February 06, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday January 23, 2023, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS--NIL

4.0 CORRESPONDENCE

5.0 UNFINISHED BUSINESS

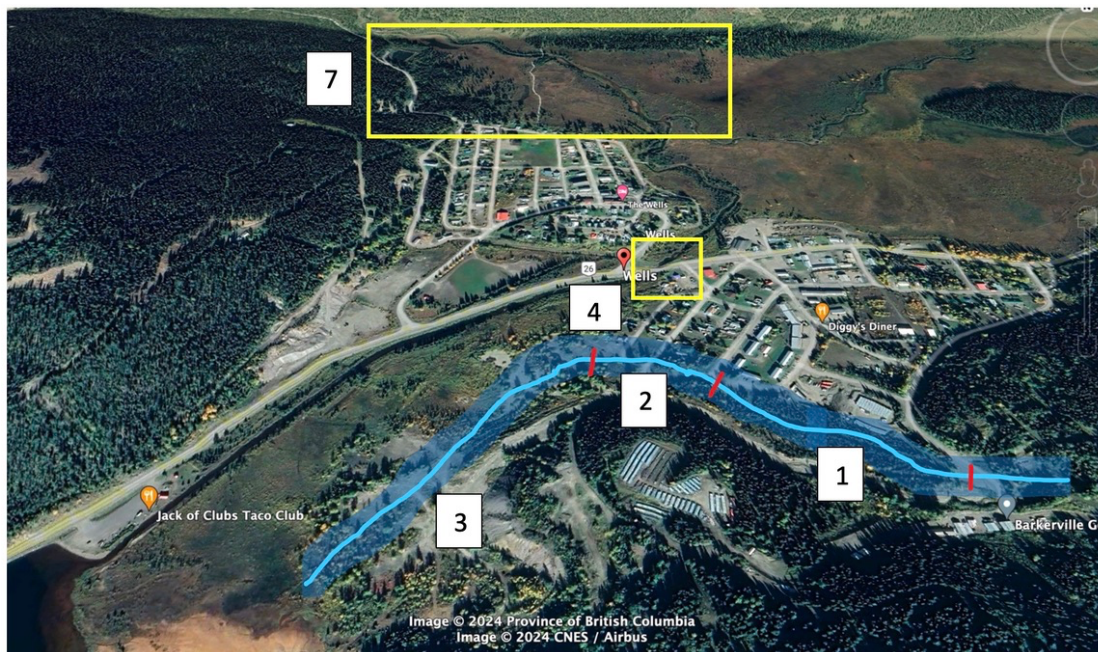
5.1 Strategic Priorities Projects

5.2 Recommendation/s: THAT Council receives the updated Strategic Priorities Projects Grid, incremental reporting only:.

- P001—Outdoor Centre/Ice Rink—complete and see VIC Staff Ideas for Use
- 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). Dual Lagoons Planning, then Tertiary Treatment Plan or Tertiary Greenfield. Early estimates of all work in total is \$11,500,000 with contingency for managing any contaminated soils.
- 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

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- 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
- Land Use
- Local Government Industrial Taxation Discussions
- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—May/June
- P075—2023 to 2025 Supplements
 - Firehall shower & washroom, mezzanine, electrical, new BC Hydro Service, and vermiculite mitigation.
 - Community Hall Health Centre Rooms
 - Community Hall Floor Re-lining (pickle ball, badminton, volleyball, basketball, European handball) and Refinishing
 - Community Office Clerk/Corporate Office doors and accordion winter and minor electrical
 - Fitness Room Expansion (by removing wall)
 - Other
- 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.
 - Phase 2 Lowhee \$1.4 million
 - Phase 3 Lowhee \$5 million
 - Phase 4 Lowhee impact on Hwy 26 Wells Bridge and Sewerline Crossing \$2 million



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| P001--Outdoor Centre (Ice Rink) Use Ideas from Visitors Information Staff | |
|--|---|
| 1. Street hockey | 27. Open mic night |
| 2. Horseshoes | 28. Farmers market/craft fair |
| 3. Roller derby | 29. Community garage sale |
| 4. Corn holing | 30. Cooking competitions |
| 5. BBQ's | 31. Martial arts |
| 6. Ice hockey | 32. Outdoor movies |
| 7. Mini golf | 33. Augmented reality/virtual reality |
| 8. Darts | 34. Larping |
| 9. Outdoor workout station | 35. Weaving with natural materials |
| 10. Painting workshops | 36. Youth club |
| 11. Dance workshops | 37. Rock wall |
| 12. Yoga | 38. Gymnastics |
| 13. Meditation | 39. Juggling |
| 14. Outdoor worship services | 40. Unicycling |
| 15. Choir/singing | 41. Kids campout spot |
| 16. Jam sessions | 42. Croquette |
| 17. Airsoft shooting gallery | 43. Bowling |
| 18. Beer puppeteer games | 44. Chalk drawing and games |
| 19. Improv nights | 45. Use the space for various competitions from other lists |
| 20. Amateur drama club/acting classes | 46. Use space for clubs/organizations to meet |
| 21. Giant jenga | 47. Outdoor dance club/raves |
| 22. Boxing/wrestling | 48. Use space for educational purposes, outdoor education, courses, art and music |
| 23. Parachute | 49. Stand up comedy |
| 24. Scooters | 50. Group support meetings |
| 25. Organized dodgeball | 51. Basketball |
| 26. Music venue | 52. Pickleball |

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), Facilities, Lands, and Infrastructure Manager (complete), DOW Cariboo Gold Liaison (posting being drafted)
- 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 11—Facilities and Lands Select Committee Meeting
 - 2024 February 14—Mayor and CAO Meeting with Lhtako Dene Nation Council and Staff
 - 2024 February 20—Regular Council Meeting
 - 9:00am to 2:30 Strategic Planning Session with Gary Nason
 - 3:00pm to 4:00pm In-camera Osisko

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- 4:30pm to 5:30pm Regular Council
- 2024 February 21—10:00am Mayor and CAO Meeting with School District 28 Chairs and Administration
- 2024 February 21—City of Quesnel and District of Wells
 - 3:00pm to 4:00pm Joint Staff Meeting
 - 5:30pm to 6:00pm Mayor Introduces new staff to City of Quesnel Council
- Select Committees' Short Updates
- CAO 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 February 06, 2024.

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DOW Regular Council Meeting 2024 02 06—7:00pm to 9:00pm

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

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting
Time: Feb 6, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/86461166131?pwd=NmgzT3l6WGdFRFpvR3hKOFIFOVYzZz09>

Meeting ID: 864 6116 6131
Passcode: 488181

One tap mobile

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+16468769923,,86461166131#,,,,*488181# US (New York)

Dial by your location

- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US

Meeting ID: 864 6116 6131
Passcode: 488181

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

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JANUARY 23, 2024
IN-PERSON AND 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: 4 online

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

1.1 Call to order

1.2 Approval of agenda for the Regular Council meeting of Tuesday January 23, 2024.

24-10 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council calls to order at 7:00 PM the Regular Council meeting of Tuesday January 23, 2024.

Carried Unanimously

24-11 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council approves the agenda for the Regular Council meeting of Tuesday January 23, 2024.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the minutes for the Regular Council Meeting of January 9, 2024, as circulated.

24-12 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council approves the minutes for the Regular Council Meeting of January 9, 2024, with friendly amendments.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS-NIL

4.0 CORRESPONDENCE-NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

- P001 Ice Rink- Complete, now ordering signage for rink saying when closed and a liability sign (at own risk)
- P002 Sewer/Wastewater- Design for 2 lagoons (one lagoon working for a period then switch to a second lagoon). Two options for designs: 1) clean wastewater release into willow river; 2) water release into greenway channels (McBride has this system). EIS just

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about done. Contaminated sites data is still being processed. Lift station replacement in progress.

- P017 Osisko MOU and Community Liaison position in progress.
- P018 – Water Treatment Upgrade- Green filtration sand replacement was completed today. Concrete bases for generators will be completed in spring.
- P076 – Disaster Risk Reduction – phase 1 Complete and within budget.

CAO Jerry Dombowsky informed us that the province has approved removal of the Beaver dam to protect the sewer line highway crossing just north of the Willow River bridge.

24-13 MOVED Councillor Jenn Lewis, seconded by Councillor Josh Trotter-Wanner 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
- Staffing Update-DOW Cariboo Gold Liaison position description and posting being drafted.
- Meeting dates: February 06 – 12pm to 1:30pm – Emergency Preparedness Committee
 - February 06 – Regular Council Meeting
 - February 20 – Regular Council Meeting (7pm) and Strategic Planning Meeting

Community Buildings and Lands Select Committee will be meeting on February 13, 2024 at 1:00 PM at the school.

- Supplements discussions will take place next meeting.

24-14 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the Mayor's Report.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Funk, Council's representative on the NDIT Cariboo-Chilcotin-Lillooet Regional Advisory Committee gave a brief update on a recent meeting round table, noting widespread concerns about the lack of moisture this winter.
- Councillor Trotter-Wanner announced winter Hip Hop on Mondays.

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- Councillor Lewis announced that they are starting Pickleball again and there will be a youth pickleball too.

7.2 Staff

- CAO Jerry Dombowsky announced that our zoning bylaws need to be amended for the new housing legislation by the end of June - to allow suites and accessory housing units on all single detached lots.
- Corporate Officer Angie Ward informed that she is receiving Grants in Aid applications and asked anyone that needs the new form to contact her.

8.0 ADJOURNMENT

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

24-MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council at 7:53PM adjourns the Regular Council meeting for Tuesday January 23, 2024.

Carried Unanimously

Mayor Ed Coleman

Corporate Officer Angela Ward

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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.

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C=Category (1 to 5) **SD**=start date yy-mm **CA**=Contract(s) Awarded **ED**=end date yy-mm
ID=idea identified **PL**=planning **IP**=implementation phases **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 | |

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|-----|-----------|--|---|---|---------------------------|-------|-------|----|----|-----|-----|-----|------|
| 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 WBCRC 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 | | |

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

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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 | | |

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|-----|-----------|--|--|---|----|-------|-------|----|----|-----|-----|-----|------|
| 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—Local Government 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 | |

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

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| 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 | | | |

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| 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 | | | | | |

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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
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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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: | | |

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P75—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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: | | |

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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 | |

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P75—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

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

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