

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JUNE 04, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

ZOOM Link: (see full Zoom Link on Page 5)

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting

Time: Jun 4, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/88223178668?pwd=3jMfmDQF7trlF0jTfIdZm10tYz8t3.1>

Meeting ID: 882 2317 8668

Passcode: 423328

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 June 04, 2024, 7:00pm to 9:00pm

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 June 4, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Special Open Council meeting of Tuesday April 30, 2024, as circulated.

2.2 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday May 21, 2024, as circulated.

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS

- Alison Galbraith—WILDWays School--Presentation and Business Plan Update

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

- 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. In addition: Lift Station main line repairs, collection system cameraing, and land needs for upgraded systems.
- P014—UBCM—Property Assessments for Wildfire Risk and Mitigation (May & June 2024)
- 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:

<ul style="list-style-type: none"> ● Lowhee Creek ● Concentrator and Camp Buildings ● Social Worker Position ● DOW CG Liason Position ● Health Services ● Tourism EA Requirements ● Highway 26 ● EA New Water Source Commitment ● Structural and Wildfire Fire Equipment and Services ● Wbccrc Contributions ● Taxation 	<ul style="list-style-type: none"> ● Housing ● BC Hydro Power Capacity ● K to 12 Education and Daycare Services ● DOW and ODV Facilities Investments ● Land Use ● Local Government Industrial Taxation Discussions ● Permitting ● Environmental Certificate Schedule B—Community Affects Management Plan
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—May/June
- P030-- PROV BC Jack of Clubs Lake & Area Reclamation Project—Provincial and Northern Health Authorities reviewed the Sites 2024 05 08. Regulated Data expected in October 2024; SLR continues further testing.
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning--Submitted
- P050—Lhtako Dene Nation Active Partnerships
 - Crownlands
 - Disaster Risk Reduction—Climate Adaptation
 - Community Forest

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- Power Line Project
- P075—2023 to 2025 Supplements—see *P075.1 2024 detailed approved list in this Agenda Package*.
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress.
- P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation
 - P083—Category 1: Water Management Plan and P084—Category 2: Water Management and Indigenous Partnerships to be combined.
 - P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—Sewer Line Crossing and Highway 26 Bridge—Flood Protection
- P100—District of Wells Flooding Project (latest document continuously posted on well.ca in Press Release Section)

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

6.0 Reports

6.1 Mayor’s Report (and verbal updates)

- Concise Business Plan—Version 4.7 (posted at Wells.ca)
- Staffing Update—DOW Cariboo Gold Liaison (posting drafted);
- Finance and Budget: Focus now on 2022 and 2023 Audits and 2024 Taxes
- Meeting Dates:
 - 2024 May 28--Select Committee for Buildings and Lands—1:00pm (In-person & Zoom)
 - 2024 June 04—Osisko Developments In-Camera Meeting—1:00pm to 4:00pm
 - 2024 June 04—Council In-Camera Meeting—4:30pm to 6:30pm
 - 2024 June 04—Regular Council Meeting
 - 2024 June 16—Regular Council Meeting
- Select Committees’ Short Updates
 - Buildings and Lands Motion: **(CBL) 24-11 MOVED** Judy Campbell, Seconded Hayley Archer that the Community Buildings and Lands Select Committee recommends the District of Wells proceed with development of a master plan for public use buildings and lands within the District. Carried unanimously.

6.2 CAO Reports

6.2.1 Updates and Other

6.2.2 Community Forest Land Project—Zoning and Right of Ways

6.2.3 Prospectors Car Club Event and Road Closures (August 18th, 11:00am to 2:00pm—
Businesses Follow-up

6.3 Recommendation/s: THAT Council receives all reports.

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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 May 21, 2024.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday June 04, 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JUNE 04, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

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

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting

Time: Jun 4, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/88223178668?pwd=3jMfmDQF7trlF0jTfIdZzm10tYz8t3.1>

Meeting ID: 882 2317 8668

Passcode: 423328

One tap mobile

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Dial by your location

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

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Find your local number: <https://us02web.zoom.us/j/88223178668>

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TUESDAY JUNE 04, 2024—7:00PM TO 9:00PM
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**DISTRICT OF WELLS SPECIAL OPEN COUNCIL MEETING FOR BUDGET
TUESDAY APRIL 30, 2024 12:00 PM
IN PERSON AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman; Councillor Jenn Lewis; Councillor Dorothea Funk; Councillor Dirk Van Stralen; Councillor Josh Trotter-Wanner (via Zoom)

STAFF: CAO Jerry Dombowsky; EDO and CFO Sarah Brown; Corporate Officer, and District Clerk Angela Ward

PUBLIC GALLERY: 3 online and Kathy Landry in person.

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT 12pm

1.1 Call to Order

24-83 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council at 12:03 PM calls to order the Special Open Council Meeting for Budget on Tuesday April 30, 2024.
Carried Unanimously

1.2 Agenda

24-84 MOVED Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council approves the agenda for the Special Open Council meeting of Tuesday April 30, 2024.
Carried Unanimously

2.0 MINUTES – NIL

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE – NIL

5.0 UNFINISHED BUSINESS – NIL

6.0 REPORTS

6.1 Budget and Mayors report

Meeting Dates:

- May 7, 2024 – Community Forest Board and Council Items – 4:30pm-6:30pm
- May 7, 2024 - Public Budget Hearing and Regular Council Meeting – 7pm to 9pm
- May 9, 2024 – Special Open Budget Meeting – 1pm to 2pm (in person or zoom)
- May 21, 2024 – Osisko Developments in-camera Meeting 1pm – 4pm

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JUNE 04, 2024—7:00PM TO 9:00PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

- May 21, 2024 – Regular Council Meeting – 7pm – 9pm
- May 28, 2024 – Select Committee for Buildings and Lands – 1pm (~~tentative~~)

24-85 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the 1st and 2nd Reading of Bylaw 194, 2024, a Bylaw of the District of Wells Respecting the Financial Plan for the Five-Year Period January 1, 2024 to December 31, 2028, as circulated with any minor amendments.

Carried Unanimously

24-86 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the 1st and 2nd Reading of Bylaw 195, 2024, a Bylaw for the Levying of Tax Rates for Municipal, Regional Hospital, and Regional District purposes for 2024.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Funk will be going to the Cariboo Regional District Meeting in Williams Lake on Friday May 3rd as an Alternate Director for the District of Wells since Director Coleman is unable to attend.

7.2 Staff – Nil

7.3 Public Gallery

- Kathy Landry reminded everyone about the quilt retreats happening in May. The dates are May 16 to 25th.
- Judy Campbell asked if she understands right that we cannot tax anything on the Mine (Cariboo Gold Project Mine Site Complex) even with it in the boundaries of Wells. Mayor Ed Coleman explains that because the Services building is being placed on a contaminated site, and the law with Ministry of Mines is that we cannot tax anything that is on contaminated sites. Because of this it has been turned over to BC Assessment to research.

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8.0 ADJOURNMENT

8.1 Adjournment of the Special Open Council Meeting of Tuesday April 30, 2024.

24-87 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council at 1:53pm adjourns the Special Open Council Meeting of Tuesday April 30, 2024.

Carried Unanimously

Mayor Ed Coleman

Corporate Officer Angela Ward

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 21, 2024 7:00 PM
IN-PERSON and ONLINE (VIA ZOOM)
MINUTES**

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

REGRETS: Councillor Dorothea Funk

STAFF: CAO Jerry Dombowsky, Corporate Officer Angela Ward

SPECIAL GUEST: Patti Gerhardi, Cariboo Chilcotin Coast Tourism Association/ Destination Experience Manager of Gold Rush Trail North

PUBLIC GALLERY: Haley Archer and CJ Johnston (online)

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

1.1 Call to Order

24-97 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council at 7:00pm calls to order the Regular Council Meeting of Tuesday May 21, 2024.

Carried Unanimously

1.2 Agenda

24-98 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the agenda for the Regular Council Meeting of May 21, 2024, with friendly amendments to add, under 4.0 Delegations and Presentations – Patty Gerhardi from the Cariboo Chilcotin Coast Tourism Region.

Carried Unanimously

2.0 MINUTES – NIL

3.0 CORRESPONDENCE – NIL

4.0 DELEGATIONS AND PRESENTATIONS

4.1 Cariboo Chilcotin Coast Tourism Association Presentation

Patti Gerhardi from the Cariboo Chilcotin Coast Tourism Region of Destination BC gave a presentation to Mayor and Council regarding their work promoting responsible tourism development, marketing tourism products and experiences of the region, and supporting the regional film, motion picture and creative industries.

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

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- P002 – Sewer/Wastewater- Ongoing work camera-ing the maintenance holes and sewer lines.
- P014 – UBCM – Property Assessments for Wildfire Risk and Mitigation – Quesnel Tree Removal has been assessing properties in the District and initial efforts delimiting and removing problem trees.
- P017 – Osisko Development – Drafting of the Communities Effects Plan should be done by the end of June. Also getting close to posting the Community Liaison position.
- P030 – Province of BC, Jack O Clubs Lake and Area Reclamation Project – Provincial and Northern Health Authorities reviewed the sites on May 8, 2024.
- P040 – 2024 UBCM – Public Notification and Evacuation Routes Planning grant application has been submitted.
- P079 – 2024 UBCM Disaster Risk Reduction – Hoping to hear soon about our submission for the next grant of \$5 million.

24-99 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report

- Concise Business Plan – Version 4.7 posted
- Dow Cariboo Gold Liaison position agreement should be finalized by June 4th
- Financial Plan and Budget bylaws have been submitted to the province.

Meeting Dates

- May 28, 2024 – Select Committee for Buildings and Lands – 1pm
- June 4, 2024 - Regular Council Meeting – 7pm
- June 16, 2024 – Regular Council Meeting – 7pm

Select Committee's updates

- The Co-Chairs of the Vision and Planning Committee, Councilor's Lewis and Van Stralen, will be meeting with consultant Urban Systems on Friday to work on the Official Community Plan(OCP).
- Community Buildings and Lands Select Committee will be meeting on May 28, 2024, at 1PM

6.2 CAO Report

- Quilt retreats are going on in the Community Hall

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- Visitor Centre is now open 7 days a week
- Introduction of Visitor Centre staff - Walker Van Stralen and Andrew Hamilton
- Additional information sought by UBCM regarding our application for the Public Notification and Evacuation Routes Planning grant, as it is moving up the ranks.

- Request for road closure for a Car Show on August 16, 2024, with the closing of Pooley St. and Sanders Ave.

24-100 MOVED Councillor Josh Trotter-Wanner, seconded by Councillor Jenn Lewis THAT Council will look into the road closure request for August 16, 2024, for Pooley Street and Sanders Ave in consultation with staff, fire chiefs, and business.

Carried Unanimously

24-101 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives all reports.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENT

7.1 Council

- Councillor Jenn Lewis announced that Quesnel fire house will be on demonstration at the Wells School May 30th educating the students on fire prevention.
- Councillor Josh Trotter-Wanner announced the IMA Art Show on May 30, 2024, at 7pm.

7.2 Staff – Nil

7.3 Public Gallery

- Carrie Johnson announced that Barkerville will be open on June 1st. She also offered to be available for any questions about the BCGEU strike at the Cariboo Regional District.

8.0 ADJOURNMENT


8.1 Adjournment of the Regular Council meeting of Tuesday May 21, 2024.

24-102 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council at 7:55pm adjourns the Regular Council meeting of Tuesday May 21, 2024.

Carried Unanimously

Mayor Ed Coleman

Corporate Officer Angela Ward



WILDways School
Wells Immersive Learning Destination High School

5-Year Business Plan

Presented by:
The Wells Destination School Society
and Clear Course VC0



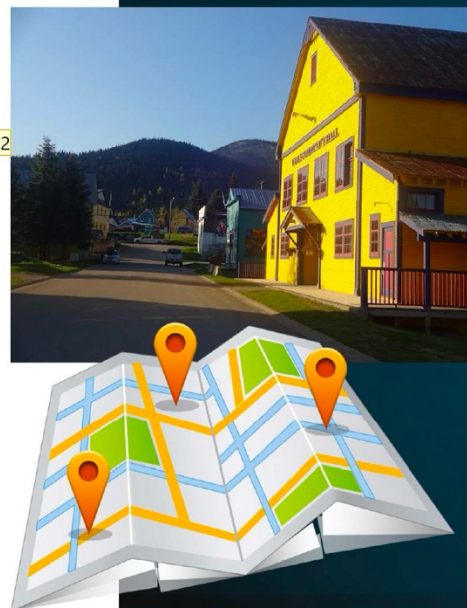
WILDways High School
BUSINESS PLAN

2024-2029

Overview of the WILDways School Business Plan VC0

VC1

- **Purpose:** Roadmap for establishing a new destination high school in Wells, BC
- **Key Sections:** Guiding Principles, Business Case Analysis, School Plan, Operational Plan, Financial Plan



Wells Destination School Society

Vision

Students embracing their dreams through knowing themselves and serving their communities.

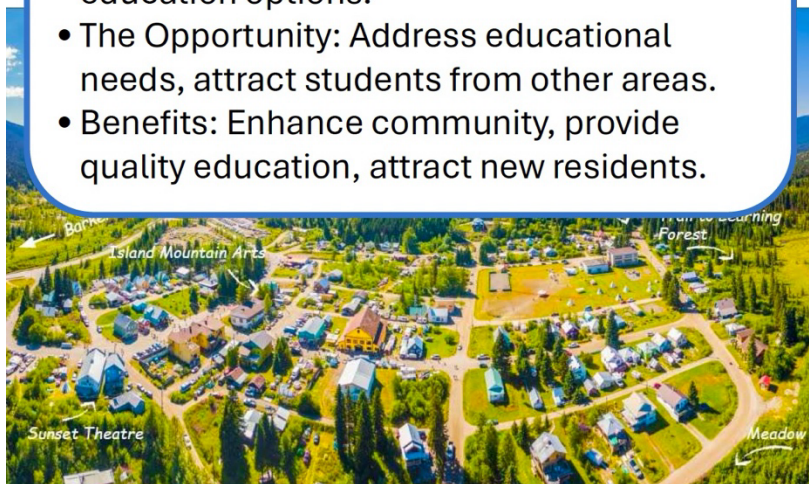
Mission

To provide an inclusive, vibrant, and experiential space for students to flourish through connection to nature, self, each other, and community.



Business Case Analysis

- The Problem: Lack of local high school education options.
- The Opportunity: Address educational needs, attract students from other areas.
- Benefits: Enhance community, provide quality education, attract new residents.



"...communities should take an active role in ensuring schools deliver optimal learning environments to ensure happy, healthy, successful students."

~ Catherine Daly, 2022

School Plan

- Classification: Blended (in-person and online) Learning Program
- Education Philosophy: Place-based learning, holistic development.
- Student Body: Local and destination students.
- Curriculum: Standard academics plus enhanced learning in arts, culture, and nature.



Operational Plan

- Policies & Procedures: Establish comprehensive guidelines.
- Facilities: Secure and develop necessary infrastructure.
- Staffing: Recruit qualified educators and support staff.
- Technology: Integrate modern educational tools and resources.



Financial Plan

- Tuition: Projected revenue from student enrollment.
- Construction Costs: Budget for building facilities.
- Funding Strategy: Grants, sponsorship, fundraisers, donations, and other sources.
- Five-Year Financial Forecast: Outlines expected financial performance.

WILDways High School
BUSINESS PLAN

Per Student	Per Student		Per Student	Year 3
	Year 1	Year 2		
\$3,000	\$17,000	\$18,000	\$18,000	\$18,000
\$1,000	\$47,000	\$4,244	\$51,000	\$51,000
\$1,000	\$12,000	\$2,000	\$2,000	\$2,000
\$0	\$0	\$0	\$0	\$0
\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Total Local Students	\$12,000	\$17,747	\$207,000	\$11,701
				\$200,000

CALLED & BENEFITS EXPENSES	Proposed		Year 2	Year 3	Year 4	Year 5
	Year 1	Year 2				
Personnel (Fixed or Variable)	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000
Teachers	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000
Support Teachers	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Staff	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000
Subcontract	\$0	\$0	\$0	\$0	\$0	\$0
Local Salaries (2024/25)	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000	\$62,000
Total Salaries	\$62,000	\$62,000	\$124,000	\$124,000	\$124,000	\$124,000
Employee Benefits	\$0	\$0	\$38,000	\$38,000	\$38,000	\$38,000
Total Salaries and Benefits	\$62,000	\$62,000	\$162,000	\$162,000	\$162,000	\$162,000

5-Year Financial Plan

Next Steps:

- Community Facility Building use agreement.
- Partnership with online learning provider.
- Updates to WILDways School Business Plan
- Solid Roots Tree Planting Fundraiser and Ball on June 15th

VCO

IT'S GO TIME!

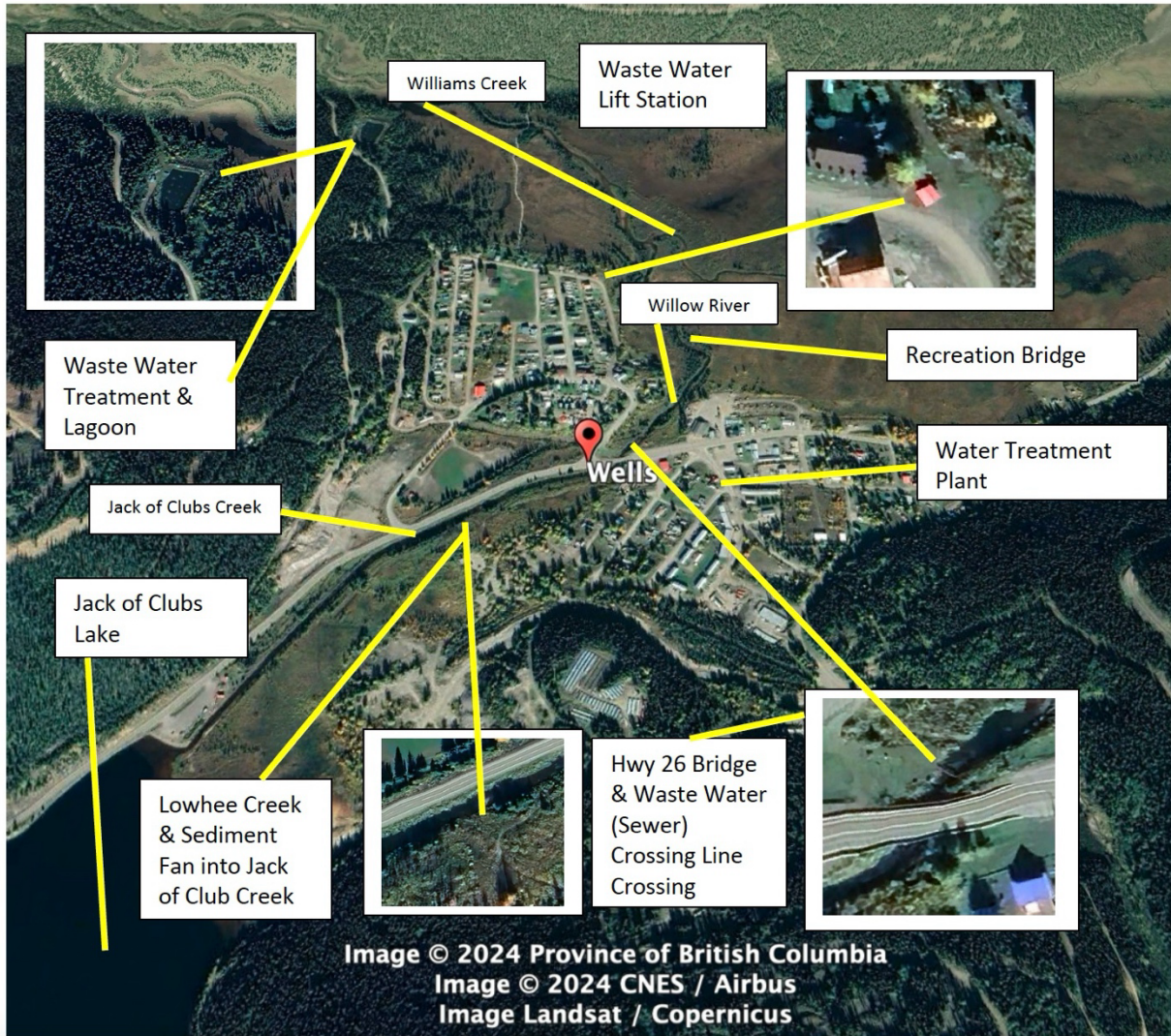
SOLID ROOTS

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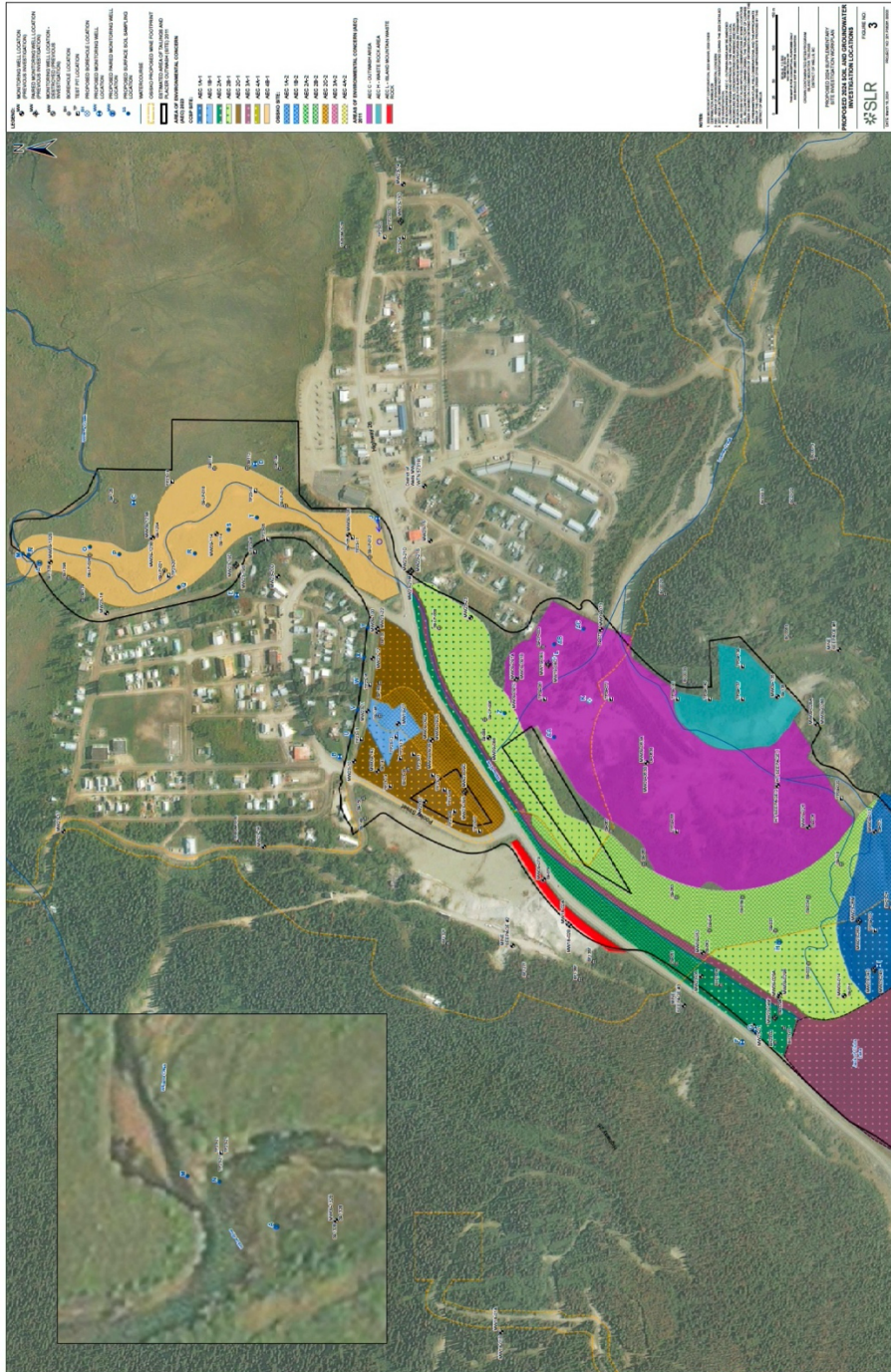
P100—District of Wells Flooding Project

Appendix A—Water Movement & Impacts Monitoring Locations



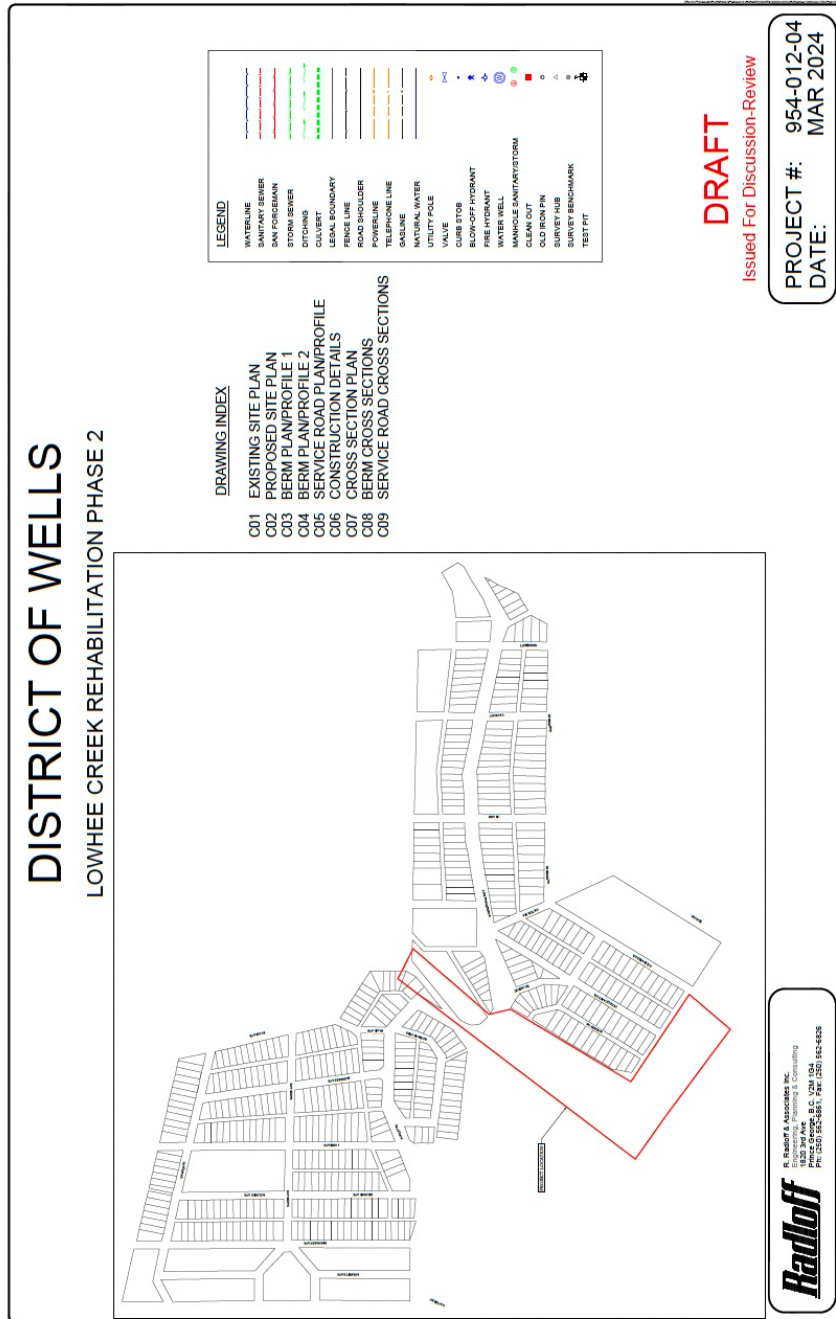
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P030-- PROV BC Jack of Clubs Lake & Area Reclamation Project



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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair



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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—Sewer
Line Crossing and Highway 26 Bridge—Flood Protection



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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.1	Fire Hall	Important Items—WR (Washroom), VR—Vermiculite, P—Power (Growing Communities Fund)	\$65,000	GC Fund
	75.1.1	Asbestos and Lead Paint Assessment		
	75.1.2	WR—Pull apart existing Washroom cavity		
	75.1.3	WR—Re-frame for Washroom and Shower		
	75.1.4	WR—Electrical rough-in		
	75.1.5	WR—Plumbing rough-in (may include some concrete jacking)		
	75.1.6	WR—Shower rough-in installation		
	75.1.7	WR—Plywood Exterior and Paint		
	75.1.8	WR—Insulate and Gyprock interior and Paint		
	75.1.9	WR—Electrical Finishing		
	75.1.10	WR—Install Toilet and Sink with cabinet		
	75.1.11	WR—Install Mirror over sink		
	75.1.12	WR—Install Door and Door Handle		
	75.1.13	VR—Extract visible vermiculite		
	75.1.14	VR—Remove all electrical from vermiculite area		
	75.1.14	VR—Seal vermiculite		
	75.1.14	P—Relocate power to new location with a new power panel		
	75.1.15	P—Relocate BC Hydro service to new power panel		
	75.1.16	Design mezzanine with Fire Chiefs		
	75.1.17	Construct mezzanine beside new Washroom		
	75.1.18	Install plumbing for Washing Machines		
	75.1.19	Install new existing washing machines under mezzanine.		
	75.1.20	Install water heater for washroom, washing machine, and fire trucks cleaning.		

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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.2	Commity Hall	Community Hall and Health Centre Floor Refinishing (Growing Communities Fund)	\$45,000+	GC Fund
	75.2.1	Asbestos and Lead Paint Assessment		
	75.2.2	Health Centre baseboards removal		
	75.2.3	Health Centre Sanding (40 to 200 grit in stages)		
	75.2.4	Health Centre Sealant		
	75.2.5	Heath Centre Bono Coating (2 to 3 coats depending)		
	75.2.6	Community Hall baseboards removal		
	75.2.7	Community Hall Sanding (40 to 200 grit in stages)		
	75.2.8	Community Hall Sealant		
	75.2.9	Community Hall Sport/Recreation Stripes (as per Council and Community Needs)		
	75.2.10	Community Hall Bono Coating (2 to 3 coats depending)		
	75.2.11	Community Hall baseboards put back in-place		
P075.3	District Office	Office Furniture, Presentation Technology, Other (Operating Budget Fund and GCFund)	\$20,000	Operating Budget & GCFund
	75.3.1	Ergonomic Office Furniture (four upstairs offices—tables and ergo-chairs) (\$10,000)		
	75.3.2	Presentation Technology and wiring for Board Room and Council Room (\$5,000)		
	75.3.3	Complete gyprock in basement (\$2,000)		
	75.3.4	Complete led lighting and wiring upgrade (\$3,000)		
P075.4	P018	Confirm District Share of Water Treatment Plant Upgrade from Community Works Funds (short term \$125,000 to current status, generator and fencing under negotiation with Province to determine if Osisko cash contributions can be included in DOWs contribution). \$639,858 total project—1/3 each DOW, PROVBC, and CANADA	\$125,000 now \$111,000 later in 2024	CWFund
P075.4	P004	WBCCRC—Geothermal System Upgrade from Community Works Funds or WBCCRC Osisko Funds or Community Works	\$75,000	CWFund or other

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P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.5	P034	Fitness Centre Area Completion	\$25,000	Operating Budget and CWFund
	P034.1	Asbestos and Lead Paint Assessment		
	P034.2	Remove electrical from interior wall		
	P034.3	Remove interior wall		
	P034.4	Modify hallway wall to be new interior wall		
	P034.5	Re-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall		
	P035.6	Install second access door in hallway wall near stairwell		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		

P075.6 2024 Staff Supplements

Retaining Wall Repair Pooley Street

Request Type: Capital
 Initiating Department: Facilities Lands & Infrastructure Management
 Budget Year: 2024
 Internal Contact: Tyler Doerksen

Justification: This request is to assess and re-construct the retaining wall on Pooley Street which is leaning by 2” over 4 feet (vertically) and has an Engineer’s risk assessment of 7-8 out of 10 for failure and collapse. Housing integrity above the wall is dependent upon the stability of this slope.

Consequences: Closure of Pooley Street should wall collapse with potential slope stability issues for housing above.

Budget request: \$15,000
 Ongoing budget impact: N/A

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P075.6 2024 Staff Supplements

<u>Pavement crack sealing</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Crack sealing on District streets is needed to maintain integrity of paved surfaces.
Consequences:	Risk of significant damage to paved streets due to water intrusion and frost damage if not addressed.
Budget request:	\$20,000
Ongoing budget impact:	N/A

<u>Road Grading</u>	
Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Grading gravel streets is required once in spring, once mid summer to maintain road surface.
Consequences:	Citizen dissatisfaction with District maintenance standards.
Budget request:	\$14,000
Ongoing budget impact:	\$14,000/year ongoing with inflationary increases

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P075.6 2024 Staff Supplements

<u>Street sweeping</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Dust control on District streets after winter season.
Consequences:	Citizen dissatisfaction with District maintenance standards. Air quality impacts.
Budget request:	\$15,000
Ongoing budget impact:	\$15,000/year ongoing with inflationary increases

<u>Tools and Equipment</u>	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Tools are required for maintenance and repair activities and will include items like cordless power tool combo kit, general carpentry tools, wrench sets, specialized tool pieces, among other required items. Equipment includes new and replacement items including pole saw, safety equipment including climbing and fall gear etc.
Consequences:	Inability to perform basic repair/maintenance tasks. Additional costs to engage contractors vs. in-house.
Budget request:	\$3,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

Assess and address drainage –
Rink Facility

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: Area surrounding Community Rink requires drainage to be addressed with substantial fill likely required to remediate muddy conditions.

Consequences: Poor public use and rentability of community asset outside winter season.

Budget request:	\$60,000
Ongoing budget impact:	N/A

Community Hall Exit Repairs

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: One exit at the rear of the Community Hall has no handrail, another side exit has handrails that are deteriorated and at high risk of collapse.

Consequences: Public safety is compromised. Without proper emergency exits the Hall cannot be rented/occupied.

Budget request:	\$10,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

First Aid Supplies

Request Type:	Operating
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: First Aid supplies need to be replenished. Additional AED equipment, etc. to be acquired.

Consequences: Failure to meet basic First Aid requirements, and be Worksafe compliant.

Budget request:	\$4,000
Ongoing budget impact:	N/A

Exterior Repair District & Community Hall

Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen

Justification: Siding on the northern wall of the District Hall needs replacement and painting due to wood rot. Windowsills on both the District Hall and Community Hall need replacement prior to any painting.

Consequences: Continued deterioration of wood and increased future remediation costs.

Budget request:	\$30,000
Ongoing budget impact:	N/A

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P075.6 2024 Staff Supplements

Bear Proof Garbage Containers	
Request Type:	Capital
Initiating Department:	Facilities Lands & Infrastructure Management
Budget Year:	2024
Internal Contact:	Tyler Doerksen
Justification:	Two bear proof garbage containers are rusted and require replacement.
Consequences:	Reduction of garbage options, possibly leading to more littering and pick up costs.
Budget request:	\$4,000
Ongoing budget impact:	N/A

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District of Wells—Strategic Priorities Projects Tracking Grid

Version 6.0—2024 04 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.

Categories

Categories 1 to 3 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 2024.”, or continue active work on the project if the project is multi-year and will carry-over to 2025 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 2024, with no commitment to complete the project in 2024 and carry forward to 2025 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 2025 or later in the remainder of the Council mandate—(2024 to 2026)

Appendix A: Completed Projects

Appendix B—P044 Series: Operations Projects

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 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **E & A ED**=Estimated and Actual end date yy-mm **ID**=idea identified **PL**=planning **IP**=implementation phases

E=complete/evaluation (1 to 10) **OG**=Ongoing

IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2024 or early 2025 Completion; Category 2–2024 Depending on Budgets & Staffing;
Category 3–Reconsider but defer to 2025 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
1	P006	Indigenous Partnerships	Mayor & Councillor Lewis	1		22-04	OG	x	x	x			
1.1	P006.P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P006.P050.1	Lhtako Dene Nation Partnerships– Crownlands		2		24-02		x	x				
1.3	P006.P050.2	Lhtako Dene Nation Partnerships– Water Management		1		24-02		x	x				
1.4	P006.P050.3	Lhtako Dene Nation Partnerships– Community Forest		1		23-06		x	x				
2	P017	Osisko MOU and Community Agreement	Mayor and Counsellor Funk	1		22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1: \$256,000	1		22-04		x	x				
2.2	P017.2	Land Use		1		23-06		x	x				
2.3	P017.3	Taxation		1		24-08		x	x				
2.4	P017.4	Community Liason		1		24-08		x	x				
3	P092	DOW & Partners– Emergency and Prevention Planning & Implementation		1		24-02		x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.1	P092.P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P092.P076	PROV BC—Disaster Risk Reduction—Phase 1—Lowhee Emergency Dike Repair	\$2,100,000 In-trust—EMCRBC	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2	P092.P079	2024 UBCM—Disaster Risk Reduction—Climate Adaptation	Submitted \$5,600,000	1		24-01		x	x				
3.2.1	P092.P083	Category 1—Planning	\$300,000	1		24-01		x	x				
3.2.2	P092.P084	Category 2—Consulation and Small Projects	\$300,000	1		24-01		x	x				
3.2.3	P092.P085	Category 3—Lowhee Phase 2	\$5,000,000	1		24-01		x	x				
3.3	P092.P042	2024 UBCM—Emergency Operations Centres Equipment & Training	\$40,000 In-Trust	1		23-01	25-03	x	x	x			
3.4	P092.P065	2024 UBCM—FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P092.P022	DOW & Partners—Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		
3.6	P092.P014	UBCM—Community Wildfire Protection Plan	\$123,500 Part 1—\$40,000 Accounts Receivable Part 2—\$83,500 In-Trust	1	x	21-04	24-03	x	x	x	x	x	
3.7	P092.P058	MULTI-PARTNER—Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.8	P092.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	
3.9	P92.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	2	x	22-12	25-03	x	x	x	x		
3.10	P092.P040	2024 UBCM—Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	1		23-01	TBD	x					
3.11	P092.P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	2	x	22-04	23-11	x	x	x	x	x	23-11 8/10
3.12	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage-Area \$59,313 Fish Study-Project \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$11,500,000 Engineering & Construction	\$290,000 + In-kind Complete \$500,000 Planning and Emergency Upgrades	1	x x x/TBD	20-04	26-03	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
4.2	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		
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000	2	x x	22-12	26-06	x	x	x			
5		Planning, Housing, Community, Facilities Economic											
5.1	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	
5.2	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			
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-03	x	x	x	x		
5.3.1	P035.1	Dark Sky Project		2				24-02					
5.3.2	P035.2	Heritage Protection Zone(s)		2									

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	1		18- 05	OG	x	x				
5.5	P057	UBCM--Housing Strategy Revision	\$15,000 In-trust	1		21- 01	TBD	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24- 01		x					
5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20- 04	24- 12	x	x	x			
5.8	P004.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				
5.9	P004.P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20- 04	24- 10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	1		18- 04	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners—Barkerville Topics		3		23-01	OG	x	x				
5.13	P016	PROV BC--Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	
5.15	P025	NDIT--2023 Economic Development Officer Funding	2023/2024-- 50,000 2024/2025 50,000	1		22-11	24-03	x	x	x			
5.16	P045	NDIT--Grant Writer Program	10,500	2		22-11	24-03	x	x				
5.17	P093	NDIT--Economic Infrastructure		3									
5.18	P094	NDIT--Community Places		3									
5.19	P095	NDIT--Business Facade		1		24-01		x	x	x			
5.20	P037	UBCM--Community Works Funds (was Gas Tax Fund)	2021-- \$65,000 2022-- \$67,431 2023-- \$35,419	2		18-04	OG	x	x				
5.21	P047	PROV BC--Destination Development		3		23-01	x	x					
5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
A		Appendix A— Complete											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8
A.2	P061	BC HYRDO— LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	23-03 9/10
B		Appendix B— Operations											
B.1	P044	DOW— Operations & Governance Improvement Plan		1/2		23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2									
B.3	P044.2	Polley Street Retaining Wall		1									
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22-11	23-12	x	x				
B.5	P044.P071	Money Lane House Fire		1		22-06		x	x	x	x	x	
B.6	P044.P038	DOW—Fitness Centre Upgrades and Location Decision	2023—25,000	1		22-11	23-04	x	x	x			
B.7	P044.P019	PROV BC & DOW—Cemetery	See also P36	2		22-06	OG	x	x				
B.8	P044.P007	DOW Municipal Hall Upgrades	2022-- \$80,000 2023-- \$50,000	1		22-04	24-12	x	x	x	x	x	
B.9	P044.P008	DOW Firehall Upgrades	2022-- \$90,000 2023-- \$85,000	1		22-04	23-12	x	x	x	x	x	

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
B.10	P044.P072	Rural Roads Events—Sugar Creek	EMBC	1		23-04		x	x	x	x	x	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23-01		x	x				
B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x					

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Appendix L—District of Wells Risk Management Chart (Version 8.0)

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	11,500,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				2,500,000	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	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	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				8,000,000	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	75,000,000	Research, Planning, and Remediation
15	Totals				19,565,000	172,865,000	

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P075—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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P075—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
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		IP
2023	DOW Off	Exterior Paint		Estimating
2023	DOW Off	Broken Glass Panes Replacement		C
2023	DOW Off	Propane Furnace Exhaust Review and Repair		C
	DOW Off	Entrances Snow Protection		
2022	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	Tractor?		Rent or C
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C

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Appendix G--Facilities Upgrades List

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

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Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	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
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	
2023	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		
2024	Firehall	HVAC	15,000	

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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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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		IP
2024	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	
2023	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	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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Appendix G--Facilities Upgrades List

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

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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		C
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
	C & R Centre	Fitness Room Renovation and HVAC	20,000	IP
	C & R	Fitness Room Washrooms	10,000	
	C & R	Fitness Room Doors	2,000	IP

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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	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023	
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop	TBA	1		2023	