

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

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

**1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT**

*The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xat'sūll, 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.*

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

Time: Jun 18, 2024 04:00 PM to 5:30PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83564616330?pwd=3sEz9EnAe4Bx9UgabIXbqhEl4c8BJX.1>

Meeting ID: 835 6461 6330

Passcode: 387429

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday June 18, 2024, 4:00pm to 5:30pm**

**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 18, 2024, as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes for the Regular Council meeting of Tuesday June 4, 2024, as circulated.

**2.2 Recommendation/s:** THAT Council approves the minutes for the District of Wells Community Buildings and Lands Select Committee, Tuesday, February 13, 2024 1:00 PM as circulated.

**2.3 Recommendation/s:** THAT Council approves the minutes for the District of Wells Community Buildings and Lands Select Committee, Tuesday, April 16, 2024 1:00 PM as circulated

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**2.4 Recommendation/s:** THAT Council approves the minutes (and notes) for the District of Wells Community Buildings and Lands Select Committee, Thursday, June 15, 2023, 11:00 AM as circulated.

**3.0 CORRESPONDENCE**

**3.1** 2024 06 14--Ravi Kahlon, Minister of Housing

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**5.0 UNFINISHED BUSINESS**

**5.1 Strategic Priorities Projects**

- P002—Sewer/Waste Water—Lift Station main line repairs, collection system cameraing (complete), and land needs for upgraded systems. New Lift Station preliminary plans (see draft). Outfall repairs to Willow River and Lagoon sediments testing.
- 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 drafted and contract with Osisko being drafted), Funding and Investment discussions. Topics to date have included:

<ul style="list-style-type: none"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• DOW CG Liason Position</li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• Wbccrc Contributions</li> <li>• Taxation</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• Environmental Certificate Schedule B—Community Affects Management Plan</li> </ul>
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—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

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- Crownlands
- Disaster Risk Reduction—Climate Adaptation
- Community Forest
- Power Line Project
- P075—2023 to 2025 Supplements—see *P075 2024 detailed approved list in this Agenda Package*.
- P075.5—2024 to 2025 Additional Supplements Update (some items may be repeated in other charts; call charts will be consolidated for the 2024 July Council meeting)

P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> <li>● Interior and Exterior Painting (storage boxes required)</li> <li>● Electrical Upgrades</li> <li>● Room 302 Business Room Completion</li> <li>● Grade Beam for Outdoor Shelter</li> <li>● Youth Play Value Equipment</li> <li>● Other</li> </ul>		
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	
12	WBCCRC	Old Fire Line for Old Boilers Assessment		
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		
14	WBCCRC	Various Small Items Assessment and Completion		
15	WBCCRC	Propane Tanks Relocation		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment, Painting, and Repairs		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		

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P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
23	Community Hall	Chimney Repair/Partial Removal	3,500	
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		

- 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 (decisions by end of 2024 July)
  - 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 Three components to the Project: Waste Water Sewer Line Crossing Protection (in-progress); Jack of Clubs Creek Dredging Plan (Engineering in-progress); and Lowhee Creek Sediment Containment Trap (Engineering in-progress). Residences impacts assessments, and mitigation.

**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:

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- 2024 June 18—Osisko Developments In-Camera Meeting—12:00pm to 2:00pm
- 2024 June 18—Council In-Camera Meeting—2:30pm to 3:30pm
- 2024 June 18—Regular Council Meeting
- 2024 July 16—Regular Council Meeting
- 2024 August 20—Regular Council Meeting
- Select Committees' Short Updates

**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 18<sup>th</sup>, 11:00am to 2:00pm—  
Businesses Follow-up

**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 June 18, 2024.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday June 18, 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
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**Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting**

Time: Jun 18, 2024 04:00 PM to 5:30PM Vancouver

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• +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)

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, JUNE 4, 2024 7:00 PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman, Councillor Jenn Lewis, Councillor Dorothea Funk (on-line), Councillor Dirk Van Stralen (on-line), Councillor Josh Trotter-Wanner (on-line)

**STAFF:** CAO Jerry Dombowsky

**PUBLIC GALLERY:** 3 online, 1 in-person, Alison Galbraith (presenter)

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT**

1.1 Call to Order

**24-103 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council at 7:00 p.m. approves the call to order of the Regular Council Meeting of Tuesday, June 4, 2024.  
Carried Unanimously

1.2 Approval of the Agenda

Councillor Dorothea Funk noted that there will be three sets of minutes from the District of Wells Community Buildings and Lands Select Committee to be approved. It was agreed to approve those minutes at the next meeting.

**24-104 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council approves the agenda for the Regular Council meeting of Tuesday, June 4, 2024.  
Carried Unanimously

**2.0 MINUTES**

2.1 Approval of Special Open Council meeting of Tuesday, April 30, 2024 minutes

**24-105 MOVED** Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the minutes for the Special Open Council Meeting of Tuesday, April 30, 2024, without amendments.

Carried Unanimously

2.2 Approval of Regular Council meeting of Tuesday, May 21, 2024 minutes

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**24-106 MOVED** Councillor Dorothea Funk, seconded by Councillor Jenn Lewis THAT Council approves the minutes for the Regular Council Meeting of Tuesday, May 21, 2024, without amendments.

Carried Unanimously

**3.0 CORRESPONDENCE—NIL**

**4.0 DELEGATIONS AND PRESENTATIONS**

Presentation and Update on the WILDways School 5-Year Business Plan was given by Alison Galbraith of the Wells Destination School Society and Vanessa Carrington of Clear Course Consulting.

The Society has been working with Clear Course to create a business plan/roadmap in support of the Society's application for independent school designation for a new destination high school in Wells. The plans for the school have pivoted somewhat since the application, but for the most part the business plan is still a good representation of what the Society hopes to achieve with the school.

Establishing a local high school would address the problem of families out-migrating for their older children to attend high school elsewhere and of children in the community having to either commute to Quesnel or do home-based learning. A school could also attract students from other areas and attract new residents. Research has been done locally that identified out-migration from and lack of migration into Wells as one of the concerns of the population of the community.

The school applied for but did not receive independent school classification for 2024-25. However, valuable information was learned from the process and the Society was essentially invited to apply for 2025-26. Now the aim is to have a Blended Learning Program, which is a combination of in-person learning with an on-site teacher and online learning. Through partnership with an online learning provider, the school can be run with an on-site teacher and provide students with accredited courses they need for high school graduation. The aim is to start with students predominantly from local families, and work towards developing student accommodation. The goal is to open by Fall 2024.

A policy manual for the school has also been developed to operate under provincial requirements. Also, in the business plan is a projected construction plan and cost for the common room, cabin, and student accommodations. These figures will shift when the business plan is updated. The Community Facility Building (school building) is an important component of the facilities plan, especially for 2024-25. Goal would be to raise funds through grants, sponsorships, fundraisers, donations, and other sources, and provide this education without burdening parents with tuition. Updates to the business plan and financial forecast will be done after Year 1 and will depend on the success of the Blended Learning Program in 2024-25.



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The most immediate next steps in the next couple of months are to meet with CAO Jerry Dombowsky and talk about Community Facility Building use agreement, hiring the teacher, developing a partnership with an online learning provider, updating the business plan, and putting on the Solid Roots tree planting fundraiser and ball on June 15.

Alison Galbraith clarified for Councillor Funk that “blended mode” of learning meant both an on-line teaching component as well as a teacher for on-site learning – to meet provincial education requirements. She also clarified that the on-site teacher is funded by the Society and the on-line learning is being provided free to them and that they did not receive Independent School status and the government funding that comes with it.

Councillor Van Stralen expressed his belief in the concept and that it would be a great community asset going forward.

Councillor Trotter-Wanner inquired about next steps. Alison Galbraith responded that they had a parent meeting upcoming June 14<sup>th</sup> to share more about the blended learning model. Regarding the facility, Mayor Coleman commented that they will be meeting with the District CAO to discuss needs for a classroom in the Wells facility.

Councillor Lewis commented that the Business Plan financials weren’t legible and asked for clarification on the lot size of the future facility. Alison thanked her for the feedback and stated that the lot size was the entire property, not the to-be-used area alone. The new plan is expected by end of summer.

Dawn Leroy (gallery on-line) thanked Alison for the work the board and volunteers have done and stated how it would help her family with their children’s education needs.

Tim Vant (gallery in-person) offered to volunteer and asked about opening date – Alison replied 2024.

## **5.0 UNFINISHED BUSINESS**

### **5.1 Strategic Priorities Projects**

- P002—Sewer/Wastewater—Every sewer line has now been video-recorded and the condition of each pipe is known.
- P014—UBCM—Round 1 of the Property Assessments for Wildfire Risk and Mitigation has finished, and UBCM has invested \$50,000 in the community to do wildfire treatment. A potential additional \$10,000 is awaited to do more treatment on any properties that missed Round 1. The contractor that was hired has also been approached by private citizens and some companies in town to do further work.
- P017—Osisko MOU and Community Agreement—Getting close to some announcements for the public out of the Agreement Table. Will have that for next meeting later in June.

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- P018— PROV BC, DOW & Partners Water Treatment System Upgrade (SCF-MAH)— Water system has now passed its engineering inspections. Four Season Bobcat Service has been chosen as the fencing contractor. Generator has arrived and so the genset will be installed. The old genset will be brought to the Community building, and potentially tying it in with the firehall as well is being investigated.
- P030—PROV BC Contaminated Sites, Jack of Clubs Lake Reclamation Area—There is a lot of action on this file. Hoping to have regulated data from Ministry of Environment in October, after which there will be a community presentation on the data to update the community. Main issue is arsenic in water and soils not airborne.
- P050—Lhtako Dene Nation Active Partnerships—Partnerships continue to move forward every 2 weeks.
- P075—2023 to 2025 Supplements—Nothing to report.
- P079—2024 UBCM Disaster Risk Reduction, Climate Adaptation—Waiting to hear on this. Have heard that decision will most likely will come at end of June. \$5.3 million on that project. The initial layout of the work that has been done on that project will change because a number of different engineers continue to look at it. Also will include a long-term water management plan for the community. Barkerville Historic Park has signed on to partner on that.
- P100—District of Wells Flooding Project—Project has been activated. There is emergency approval to protect sewer line crossing, about \$226,000 for rock and placement of the rock and road tarp. There is also a separate approval for engineering and environmental monitoring, an estimate of the cost of that will be had shortly and be sent for approval. Objective is to get started on that work by Monday. Also, there is a follow-up call Friday morning to check with Department of Fisheries and Oceans and Water Branch about what is needed for that project.

Also, Lowhee Creek filled in last year and is now filling in Jack of Clubs Creek with sediment, so a separate project is being prepared to dredge. It has been engineered and will go through the exact same process that the sewer line crossing went through.

There is also an additional project to capture sediments from Lowhee Creek so they stop filling in Jack of Clubs Creek.

These three projects are all separate submissions to Emergency Management BC.

The only potential reason a local state of emergency would have to be called would be if a part of town had to be evacuated. Legislative change from January allows Wells to work directly to get emergency support on each of those projects. Wells still has an Emergency Operations Centre which is activated and headed by CAO Jerry Dombowsky. EOC stays open until Lowhee is out of emergency conditions, which will probably take till September under the current conditions. There were questions and discussion about how potential evacuations would take place and what actions might be taken.

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- Councillor Lewis asked what would cause evacuation to which Mayor Coleman replied – a failure of the sewer line crossing the Willow River.
- Councillor Funk asked if an evacuation would be South Wells alone. Mayor Coleman detailed the strategy to isolate the South sewer from the North. Councillor Funk also asked about the naming of Jack of Clubs Creek – the Mayor clarified that Jack of Clubs Creek is a person made creek so was never called the Willow River until it crossed the highway.
- From the gallery – Tim Vant asked if there was a risk rating reporting. Mayor Coleman said due to volatility it changes frequently so simply call him if you are concerned. Also added that the District has beaver dam removal permission.

**24-107 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—Reminder that version 4.7 is posted on Wells.ca. Version 4.8 will probably be out by mid-July.
- Staffing Update—Getting close to being able to post DOW Cariboo Gold Liaison position, probably the last week of June.
- Finance and Budget—Getting to the last part of 2022 and 2023 combined audits. Also, 2024 taxes are being done right now, including tax notices and deferrals notices.
- Meeting Dates:
  - 2024 June 04—Osisko Developments In-Camera Meeting—1:00 p.m. to 4:00 p.m.
    - Osisko is hoping to be able to release the Community Effects Management Plan released for public input sometime in the next six weeks.
  - 2024 June 18—Osisko Developments In-Camera Meeting—12:00 p.m. to 2:00 p.m.
  - 2024 June 18—Council In-Camera Meeting—2:30 p.m. to 3:30 p.m.
  - 2024 June 18—Regular Council Meeting—4:00 p.m. to 5:30 p.m.
  - 2024 June 18—*The Test* documentary and Q&A at Sunset Theatre—6:00 p.m. to 7:30 p.m.
- Select Committee Short Updates:
  - Community Buildings and Lands Select Committee 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.

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- Councillor Funk noted that there will be an extensive public consultation as part of the Master Plan process.

**24-108 MOVED** Councillor Dorothea Funk, seconded by Councillor Josh Trotter-Wanner THAT Council approves that, as recommended in Community Buildings and Lands Select Committee Motion (CBL) 24-11, the District of Wells proceed with development of a master plan for public use buildings and lands within the District.

Carried Unanimously

- Councillor Funk noted that the next Community Buildings and Lands Select Committee meeting will likely be Tuesday, August 13<sup>th</sup>.

## 6.2 CAO Report

- CAO Jerry Dombowsky stated the immediate priority with CFO Sarah Brown is working on the taxes and sending out notices, which is now in the final stages.
- For the Community Forest Land zoning and right of ways, Urban Systems is engaged to put that on more of a fast track, which will be underway shortly.
- There will be road closures for the Prospectors Car Club event August 18.
- *The Test*, a documentary about the FireSmart community at Logan Lake being tested by the Tremont fire, will be shown at the Sunset Theatre on June 18.

**24-109 MOVED** Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives all reports.

Carried Unanimously

## 7.0 INFORMATION AND ANNOUNCEMENTS

### 7.1 Council

- Councillor Dirk Van Stralen mentioned the opening of Meadows of Stone, a brand-new musical that is being developed at and will be performed at the Sunset Theatre on June 13 through 16. Shows at 8:00 with one Matinee scheduled.
- Councillor Josh Trotter-Wanner reminded all that the Island Mountain Arts Toni Onley Artist Project is coming up in July and the Harp School in August at IMA, but people are needed to sign up, so pass on the info. IMA is also handling the Tree Planters Ball.

### 7.2 Staff—nil

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7.3 Public Gallery

- Alison Galbraith (from the gallery) commented that both the Sunset Theatre and the Tree Planters Ball are on the same Saturday night - June 15<sup>th</sup> but that the Ball runs quite late, so people who attend the theatre can also attend the Tree Planters Ball afterwards.

**8.0 ADJOURNMENT**

8.1 Adjournment of the Regular Council meeting of Tuesday, June 4, 2024.

**24-110 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council at 8:01 p.m. adjourns the Regular Council Meeting of Tuesday, June 4, 2024.

Carried Unanimously

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Mayor Ed Coleman

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Chief Administrative Officer Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells Community Buildings and Lands Select Committee  
Tue. February 13, 2024 1:00 PM  
Location:** School (WBCCRC) Lower Level, followed by DoW Office – Upstairs

**MINUTES/SUMMARY**

**Attendance:** Councillor Dorothea Funk (Co-Chair); Councillor Josh Trotter-Wanner (Co-Chair);  
Committee Members Judy Campbell, Alison Galbraith, Dawn Leroy, Elyssia Sasaki

**Special Guest:** Mayor Ed Coleman

**Staff:** ED/CFO Sarah Brown, FLIM Tyler Doerksen, CAO Jerry Dombowsky

**Regrets:** Committee members Hayley Archer, Julia Mackey

**1.0 Call to Order** – Co-Chair Funk 11:03 AM

**2.0 Approval of Agenda**

**(CBL) 24-01 MOVED** Judy Campbell, Seconded Judy Campbell that the Committee APPROVE the Agenda for the Community Buildings and Lands Select Committee Meeting of Feb. 13, 2024, with friendly amendments to move 3.1 Minutes to the end of the meeting, and the addition of Business 4.4 – painting the District’s outbuildings.

Carried unanimously.

**3.0 Minutes/Summary** (moved to end of meeting after 4.0)

**3.1** Minutes/Summary of CB&L Select Committee Meeting of August 8, 2023 and business arising.

**(CBL) 24-02 MOVED** Dawn Leroy, Seconded Alison Galbraith that the Committee APPROVE the Minutes/Summary of the Community Buildings and Lands Select Committee Meeting of August 8, 2023.

Carried unanimously.

**4.0 Business**

**4.1** Proposed expansion of fitness centre space in the building, and other proposed renovations, repairs, upgrades – Mayor Ed Coleman and Facilities, Lands and Infrastructure Manager Tyler Doerksen.

- A walk-through of the upper and lower levels, led by Mayor Coleman began.
- Plans call for removal of a wall in the Fitness Centre area to return the lower level to its original layout. A blueprint showing the 1964 layout, same as the 1942 plan, was handed out for reference and re-configuration of the space explained.
- Mayor Coleman also outlined plans for six business rooms, of which two would be proprietary (Island Mountain Arts), for which a provincial Rural Economic Diversification and Infrastructure Program (REDIP) application has been submitted. The aim is flexible use of the space.
- The work already done in the building was reviewed (lead-safe painting, lighting, etc.).

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AGENDA**

- On the upper level, fir floors under the current flooring will be refinished, among other plans.

**(CBL) 24-03 MOVED** Judy Campbell, Seconded Alison Galbraith that the Community Buildings and Lands Committee APPROVE the proposed expenditure of up to \$25,000 for Fitness Centre improvements (P075.5/P034) from the Growing Communities Fund as per Council Motion **xx-24** from its February 6, 2024 Regular Council Meeting.

Carried unanimously.

**2:00 PM** *The meeting moved from the WBCRC to the meeting room at the District Office, upstairs.*

- En route, there was a stop at the Community Hall to observe the main floor (maple) refinishing which has just begun. Mayor Coleman asked for input on line-repainting. Current plans call for basketball and badminton/pickleball lines with volleyball and European handball lines an option, depending on budget (\$15,000) availability.
- 4.2** New rink (Wells Outdoor Centre) update – Mayor Coleman and FLIM Tyler Doerksen
- Removable coverings (curtains or shutters) for the south side of the rink due to ice melting on sunny days. FLIM Doerksen is investigating. Something that would retain the professional look of the structure, though for now, will be using tarps.
  - Discussion about the name of the structure.
    - a) The current working name is the Wells Outdoor Centre. After a round-table, general agreement that this is a good name, as it includes ‘Wells’ and reflects that the use is year-round.
    - b) Want some recognition for dedicated ice-flooding volunteer, the late Rich Schmode, perhaps by naming a bench.
  - There is currently an outhouse (required by Northern Health). Future plans call for a wheelchair accessible washroom, likely in the pavilion space.
  - Question – will there be user-pay for some functions/events? EDO/CFO Brown is in charge of developing a user plan.
- 4.3** Business plans / plan updates for buildings & lands that fall within the Committee’s mandate.
- The CAO will proceed with a Request for Proposals from consultants for a master plan for the school buildings (WBCRC) and grounds/green space. Suggestions of consultants are welcome. Public participation will be part of the process.
- 4.4** Painting of District outbuildings
- Mayor Coleman – the log siding of these buildings (recycling shed, lift station, Visitor Centre) has deteriorated to where restoration would be costly. Idea is to repaint each in a different, bright ‘Wells’ colour.
  - General agreement, with the Visitor Centre a question mark. In a round-table, some preferred retaining the current wood siding (has red roof) while others favoured a colour (Wells look). Others felt either would work.
- 4.5** Regular schedule of meetings dates for CB&L Committee meetings?
- Committee has been meeting as needed. It was felt advisable to hold Committee meetings every one to two months, with Tuesday when there isn’t a Council meeting an option..

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**4.6** Revising Community Building and Lands Committee Terms of Reference to reflect expanded scope – tabled to a future meeting.

**5.0 Priority items for next meeting**

- New playground equipment
- Elevator at WBCRC/school building (could be an external chamber; Okanagan Elevator will assess)

**6.0 Date of next meeting**

- Tuesday, April 16, 2024 1:00 PM

**7.0 Adjournment**

**(CBL) 24-04 MOVED** Judy Campbell, Seconded Alison Galbraith to ADJOURN at 3:11 PM the February 13, 2024 Meeting of the Community Buildings and Lands Select Committee.

Carried unanimously.

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Co-Chair Councillor Dorothea Funk

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Co-Chair Councillor Josh Trotter-Wanner



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells Community Buildings and Lands Select Committee  
Tue. 16 April 2024 1:00 PM**

**Location:** DOW Office – Upstairs & Zoom

**MINUTES/SUMMARY**

**Attendance:** Councillor Dorothea Funk (Co-Chair); Councillor Josh Trotter-Wanner (Co-Chair); Committee Members Dawn Leroy; Zoom – Committee Members Hayley Archer; Elyssia Sasaki; Judy Campbell (beginning Agenda Item 4.1)

**Special Guest:** Mayor Ed Coleman

**Staff:** ED/CFO Sarah Brown, FLIM Tyler Doerksen, CAO Jerry Dombowsky

**Regrets:** **Committee members**, Alison Galbraith; Julia Mackey

**1.0 Call to Order & Indigenous Land Acknowledgement – 11:09 AM (Co-Chair Funk)**

**2.0 Approval of Agenda**

**(CBL) 24-05 MOVED** Dawn Leroy, Seconded Hayley Archer THAT the Committee approve the Agenda for the Community Buildings and Lands Select Committee Meeting of April 16, 2024.

Carried.

**3.0 Minutes/Summaries**

**3.1 a) Minutes/Summary of CB&L Select Committee Meeting of 15 June, 2023 b) Notes**

**(CBL) 24-06 MOVED** Dawn Leroy, Seconded Hayley Archer THAT the Committee approve the Minutes/Summary with Notes of the Community Buildings and Lands Select Committee Meeting of 15 June 2023.

Carried.

**3.2 Minutes/Summary of CB&L Select Committee Meeting of February 13, 2024.**

**(CBL) 24-07 MOVED** Dawn Leroy, Seconded Elyssia Sasaki THAT the Committee approve the Minutes/Summary of the Community Buildings and Lands Select Committee Meeting of 13 February 2024.

Carried.

**4.0 Business**

**4.1 W-B Community Culture and Recreation Centre – Mayor Coleman**

- The District's second application to the provincial Rural Economic Economic Diversification and Infrastructure Program (REDIP) for the WBCCRC had met all the criteria, yet the project was not approved for funding.
- Because of the high points score, a follow-up debrief with a REDIP and Economic Development officials is being scheduled for the near future. (Next REDIP round is from July to October 2024).
- The District has secured \$256,000 from Osisko Development, dependent on the REDIP meeting.
- What are priorities for Committee members if funding is secured? Responses included health and safety: ventilation, functioning geothermal system (lower level almost completed including

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fitness centre, washrooms, pottery/multi-use room), lead paint containment (about 60% done); fitness centre expansion(almost done); school gym (floor needs refinishing); safe opportunities to use grounds; accessibility (e.g. washrooms in pavilion, elevator at school building/3-storey exterior, 2-person shaft, est. \$130,000); business centre (including refinishing upstairs fir floors), etc.

- In the end, projects may depend on what funders want to fund (priorities shift depending on programs available). Judy – don't lose sight of revenue generation.
- In response to a question about the roof, the Mayor said it is funded (Growing Communities Fund \$118,000) with work by Matheson expected at the end of April/early May, for a torch-on roof.

**4.2 Wells Outdoor Centre / Rink - Mayor Coleman and FLIM Tyler Doerksen**

- Permanent 'curtains' or shutters for rink to prevent sun melting the ice. Getting quotes from a canvas company in Lethbridge. These would be professional looking.

**4.3 Wells Outdoor Centre / Pavilion – Mayor Coleman**

- Draft plan for kitchen and wheelchair-accessible washrooms in structure.
- Mayor - Moving pavilion closer to the rink would cost \$80,000.

**4.5 Business/management plan(s) for buildings & lands in Committee's mandate.**

*(Item moved ahead in the meeting).*

- After some discussion, it was agreed that a master over-arching plan for all District community use buildings and green spaces is needed and should be developed. It will include uses and visual impact.
- Jerry will facilitate a visioning 'blue sky' session with the Committee to help prepare a 'scope' document for a consultant. (This will be at the next CB&L Committee meeting).
- Development of the plan will include consultation with the public and Lhtako Dene.
- There is funding for this planning.

**4.4 Community Hall – FLIM**

- Paint colours for the banquet room area and the bathrooms – not a priority right now (fitness equipment needs to be moved back to the school building first).
- Kitchen cabinetry – Immediate need is shelving for microwaves above stoves. Noted that the kitchen cabinets are not original fir, even though they look like it, but MDF (from the eighties perhaps).

**4.6 West Fraser proposed Forest Ops 2024 – a) Notice of Invitation to Comment and b) Blocks of Interest to Wells map and info (attached).**

- The District wasn't made aware of 2024 plans. Dorothea will follow up with WF re. info session in Wells.

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**4.7** Revising Community Building and Lands Committee Terms of Reference to reflect expanded scope – next meeting.

**4.8** Tent camping during ArtsWells (Aug long weekend) and Little Hiking Festival (June 21-23, 2024).

- Awaiting test results (Crown Contaminated Sites Program) re. whether ball grounds can be used. Might just be a small footprint.

**5.0** **Priority items for next meeting** – Visioning session (scope for Master Plan); Terms of Reference.

**6.0** **Date of next meeting** – Tuesday, May 28, 2024 1:00 PM.

**7.0** **Adjournment**

**(CBL) 24-08 MOVED** Judy Campbell, Seconded Hayley Archer to Adjourn at 2:56 PM the April 16, 2024 Meeting of the District of Wells Community Buildings and Lands Select Committee.

Carried.

*Note – because of the length of the meeting, plans to see the expanded fitness room space at the school building were dropped.*

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Co-Chair Councillor Dorothea Funk  
Wanner

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Co-Chair Councillor Josh Trotter-

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**District of Wells Community Buildings and Lands Select Committee  
Thursday, June 15, 2023 11:00 AM**

In-person: Sunset Theatre & Online: Zoom

**Attendance:** Councillor Dorothea Funk (Co-Chair); Councillor Josh Trotter-Wanner (Co-Chair);  
Committee Members In-person: Alison Galbraith; Jules Mackey; Online: Hayley Archer

**Regrets:** Judy Campbell

**Special Guests:** West Fraser representatives Stu Lebeck, Woods Manager; Amy Irvine, Planning Co-ordinator; Mike Sakakibara, Planning Superintendent

Gallery: Dave Jorgenson, Stan (in person); Online: Councillor Jenn Lewis (as an observer)

**1.0 Call to Order – Co-Chair Funk 11:07 AM**

- 1.1 Indigenous Lands Acknowledgement
- 1.2 Meeting is being recorded for reference purposes
- 1.3 Note-taker – Alison Galbraith

**2.0 Approval of Agenda**

**23-20 MOVED** Moved Julia Mackey Seconded Alison Galbraith THAT the Committee approve the Agenda for the Community Buildings and Lands Select Committee Meeting of Thu. June 15, 2023.

Carried unanimously.

**3.0 Meeting Minutes/Summary**

**3.1 CB&L Meeting of May 31, 2023**

- Moved to end of Agenda, after meeting with West Fraser representatives.

**23-21 MOVED** Moved Julia Mackey, Seconded Alison Galbraith THAT the Committee approve the Minutes/Summary of the Community Buildings and Lands Committee Meeting of May 31, 2023.

Carried unanimously.

**4.0 Business**

**4.1 Meeting with West Fraser representatives:** Amy Irvine, Planning Coordinator; Mike Sakakibara, Planning Superintendent, Quesnel Division; Stuart Lebeck, Woods Manager.

- The meeting is the outcome of **Motion 23-18** from May 31, 2023 Committee Meeting (motion below for reference).

**23-18 MOVED** by Judy Campbell, Seconded Alison Galbraith:

**Whereas** Committee members have observed recent and visible clearcuts in the viewscape of Jack of Clubs Lake;

AND

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**Whereas** The District of Wells Official Community Plan, Objective 3.6.a (1) for Park and Recreation/Open Spaces, which includes the viewscape of Jack of Clubs Lake, states:  
'(1) To promote the maintenance of the forested slopes within the visual field of the municipality in a manner that is not detrimental to the visual environment of the District of Wells;

**Be it Resolved** to Recommend that the Community Buildings and Lands Select Committee invite representatives of forest companies holding Timber Farm Licences in the viewscape forests of the Wells Townsite and Highway 26 from Beaver Pass to Barkerville, explain and review the process of cutting permits, how viewscales are considered, how the District/community of Wells can provide input, and any other relevant information-sharing. Furthermore, The Committee asks for a reaffirmation that the District of Wells is receiving and responding to referrals from the Ministry of Forests and/or Timber Licensees for cutting plans within in the Barkerville Corridor Land Use Management Plan, areas noted above, including a possible meeting request with Ministry representatives and other parties as identified.

- See attached **Notes** document for a summary of the discussion.

**5.0 Date of next meeting**

- To be determined.

**6.0 Adjournment**

**23-22 MOVED** Julia Mackey, Seconded Alison Galbraith to Adjourn at 12:29 PM the June 15, 2023 Meeting of the Community Buildings and Lands Select Committee.

Carried unanimously.

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Co-Chair Councillor Dorothea Funk

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Co-Chair Councillor Josh Trotter-Wanner

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY JUNE 18, 2024—4:00PM TO 5:30PM  
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AGENDA**

**District of Wells Community Buildings and Lands Select Committee  
Notes from Thursday, June 15, 2023 11:00 AM**

Attendance: Josh, Dorothea, Jules, Alison, Hayley, Jenn  
Audience: Dave, Stan  
Amy Irving, Mike Sakakibera, Stu Lebeck

1.0 Agenda Approval: Jules, Alison

2.0 WFM

Would like to gain a better understanding of logging within viewscape of Wells

**How does cutting permit work?**

WFM is granted area based licence - TFL 52

Under Forest Stewardship Plan must meet all objectives. Currently on 2nd Plan (5 years)  
Next level of planning is development of Cutting Permits (takes 12-24 months)— under scope of CCLUP (objectives for visuals). Established by government in early 90's  
Under CP's - refer to other specialists (eg. biologists, visual specialists). VQO polygons are mapped and show what needs to be managed.  
CP's are referred to First Nations but rather ad hoc who WFM refers to. Used to be an annual meeting with Wells.

**VQO process**

- WFM did come out before the Jack CP's were issued.
- A Visual Quality Specialist did the work and submitted to WFM.
- One of the viewpoints is from the middle pullout at Jack of Clubs lake. There is one at the Visitor Centre.
- The VQO process would not have identified the CP's at end of Jack so only other option is stop work order but govt reg's are to continue once logging begins. Could make amendments? There are no other CP's that will be issued above the Jack as it is within an OGMA.

**How can we participate?**

- Moving forward, the Committee may be the best conduit for communication. Will ask Council if this process should run through this Committee or Council.
- Adjustments don't need to be made at the legal level but could be resolved directly through referral.
- Are there other areas where logging occurs within municipal boundaries with profit sharing?  
No
- Forest tenure obligation - stumpage is to crown and then share to FN is through government.
- Referral process - not sure if govt is responsible to refer to DOW.

**Discussion:**

Jenn-

Is all VQO's done through modelling or could we do site visits? Site visits are done.

What about on the water? Yes they do go on the water

WFM - Not trying to hide logging but work on blending into the landscape. Always a post-assessment done in order to do better.

Dave (gallery)

- VQO's very important to the DOW as it is part of the value to visitors (intact forest)
- Also erosion of trail network on Cow Mountain is impacting our plans.
- Changing cut prescription even if % retention maintained is a concern.

**What's Next?**

Will be harvesting on south side of road at Burns creek this summer.

It won't be visible from highway.

FLP still has to fall under CCLUP. DOW will definitely be engaged in any land use plan changes. TFL 52 not part of that but any land use planning

Approval of minutes from last meeting - Jules/Alison

Deferral of amendment of Terms of Reference to next meeting

**Next meeting:**

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AGENDA**



June 14, 2024

Ref. 68598

Dear Mayors and Chairs:

As you know, last fall, we passed legislation requiring local governments to update their zoning bylaws to make it easier to build Small Scale Multi-Unit Housing (SSMUH), like town homes, multiplexes, and laneway houses. These changes support our government's work to tackle the housing crisis and build more homes faster. We know local governments in BC have been working hard to comply.

I would like to remind you that the deadline for local governments to amend their zoning bylaws to comply with the new SSMUH requirements is fast approaching. All local governments are required to notify the Minister of Housing that they have amended their bylaws in accordance with the SSMUH requirements in Bill 44: *Housing Statutes (Residential Development) Amendment Act, 2023*, legislation by June 30, 2024. Direction on notification can be found on the Ministry website [here](#).

While the compliance date for zoning bylaw amendments is June 30, 2024, the requirements must be applied to all zones that met the definition in the legislation of a restricted zone on the date the legislation came into force, which was December 7, 2023. In preparing, amending, or adopting a zoning bylaw to permit the use and density required by the SSMUH legislation, a local government must consider any applicable guidelines for SSMUH, including the Provincial Policy Manual and Site Standards and any subsequent policy bulletins issued by the Province. These guidelines were developed to ensure that SSMU projects are viable so more homes will be available in our communities for people. Current and future resources can be found online at: [Local government housing initiatives - Province of British Columbia](#). Of note, the legislation also states that local governments must not unreasonably prohibit or restrict the use or density of use required by Bill 44 for SSMUH.

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**Office of the  
Minister of Housing**

Website:  
[www.gov.bc.ca/housing](http://www.gov.bc.ca/housing)

Mailing Address:  
PO Box 9074 Stn Prov Govt  
Victoria BC V8W 9E9  
Phone: 236 478-3970

Location:  
Parliament Buildings  
Victoria BC V8V 1X4  
Email: [HOUS.Minister@gov.bc.ca](mailto:HOUS.Minister@gov.bc.ca)

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Mayors and Chairs  
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I would also like to remind you that the Province encourages local governments to allow for strata-titled SSMUH at every opportunity. This will increase opportunities for home ownership while still adding to the supply of rental housing in the secondary rental market.

Similarly, policy recommendations for parking contained in the [Provincial Policy Manual and Site Standards](#) highlight the influence of onsite vehicular parking requirements on the viability of SSMUH housing forms. Local governments should seek to minimize parking requirements when updating their zoning bylaws, and where appropriate, consider removing parking requirements for residential zones altogether.

Finally, if you have applied for an extension to the compliance date for the SSMUH requirements, please be assured the Ministry of Housing is processing applications, and decisions will be communicated as they are made. Local governments that have applied for an extension for part of their community are still required to adopt an amended zoning bylaw for all areas for which they have not requested an extension by June 30, 2024.

I look forward to our continued work together to ensure that all British Columbians have access to the homes that they need.

Sincerely,



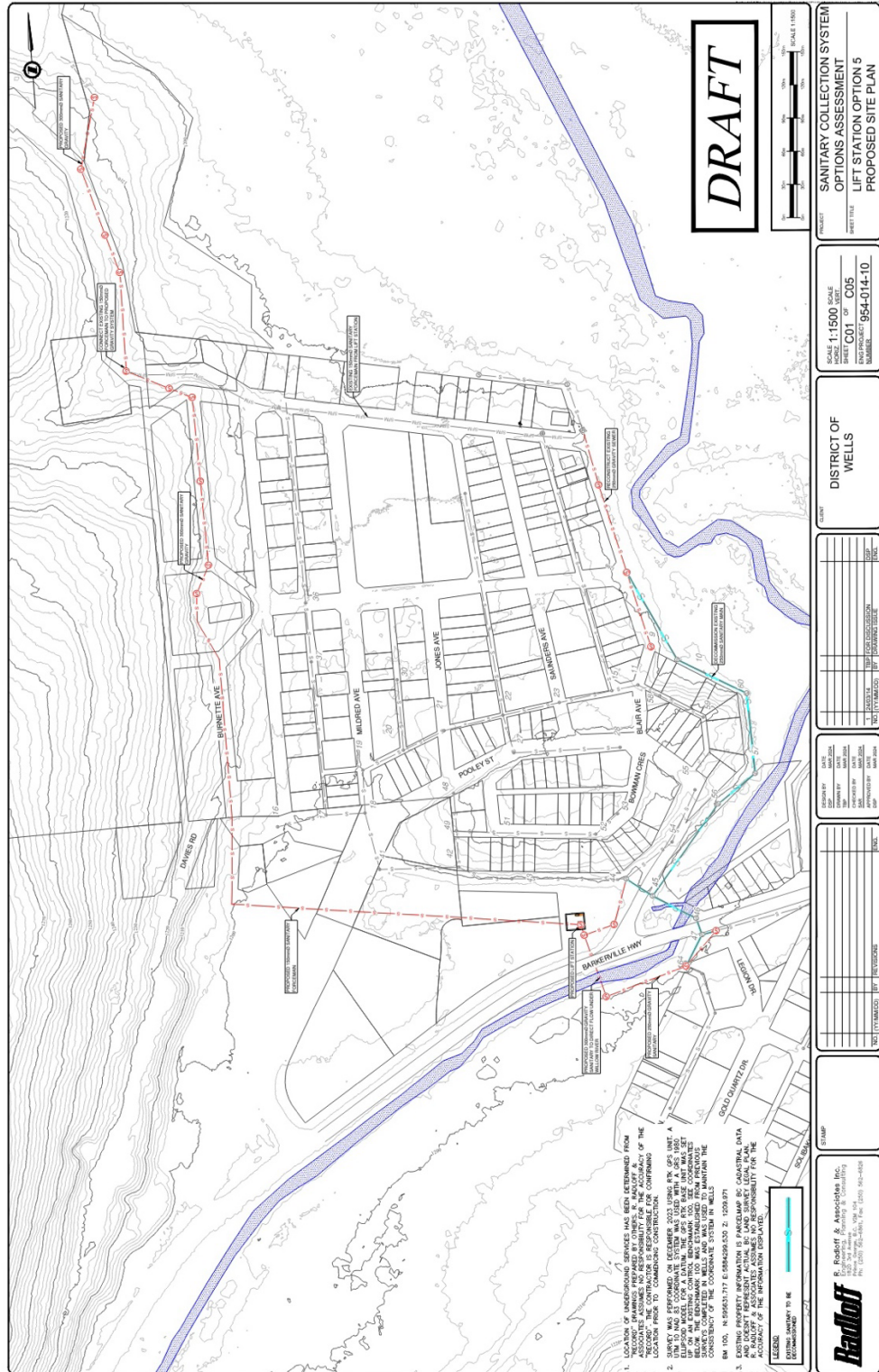
Ravi Kahlon  
Minister of Housing

pc: Chief Administrative Officers  
City Managers



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 AGENDA**

**P002—Waste Water System Project**



P100—District of Wells Flooding Project

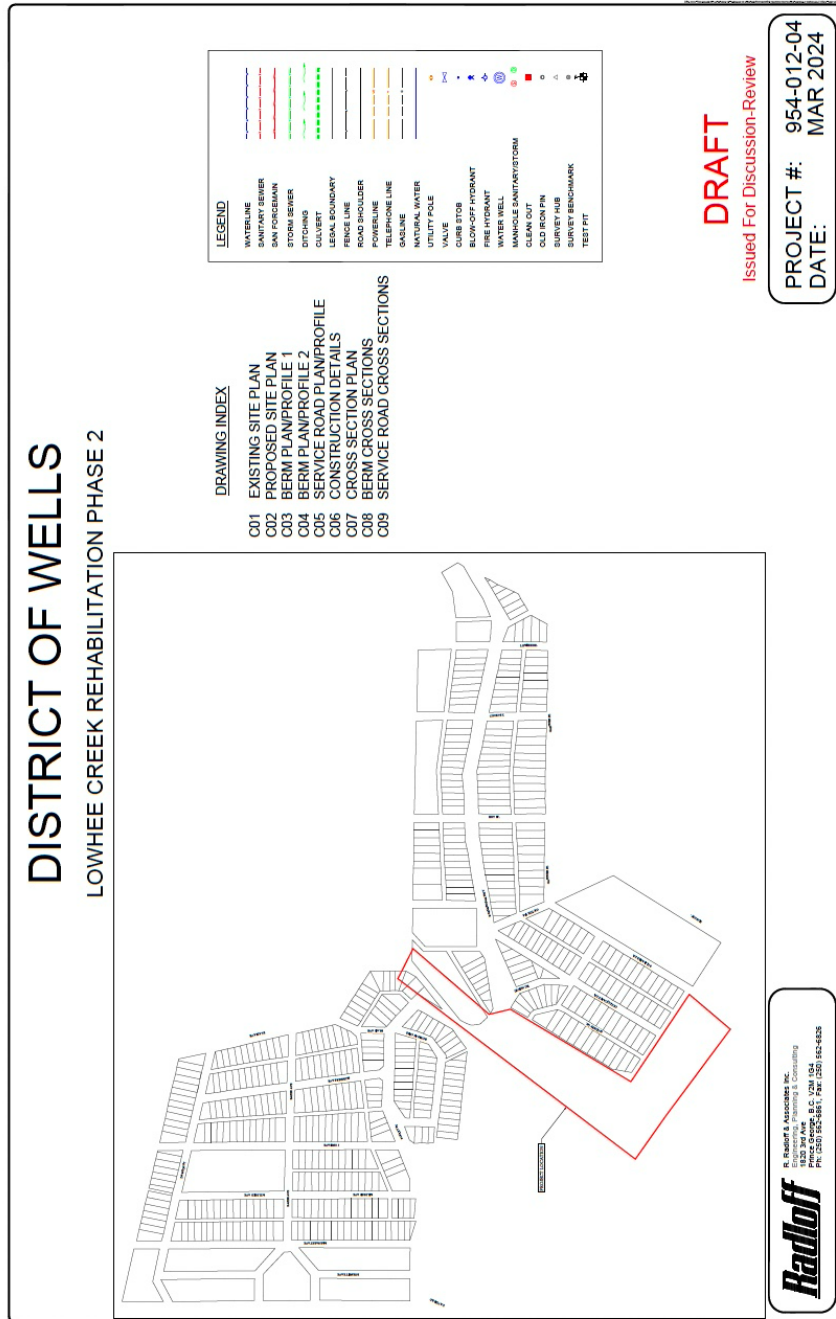
Appendix A—Water Movement & Impacts Monitoring Locations





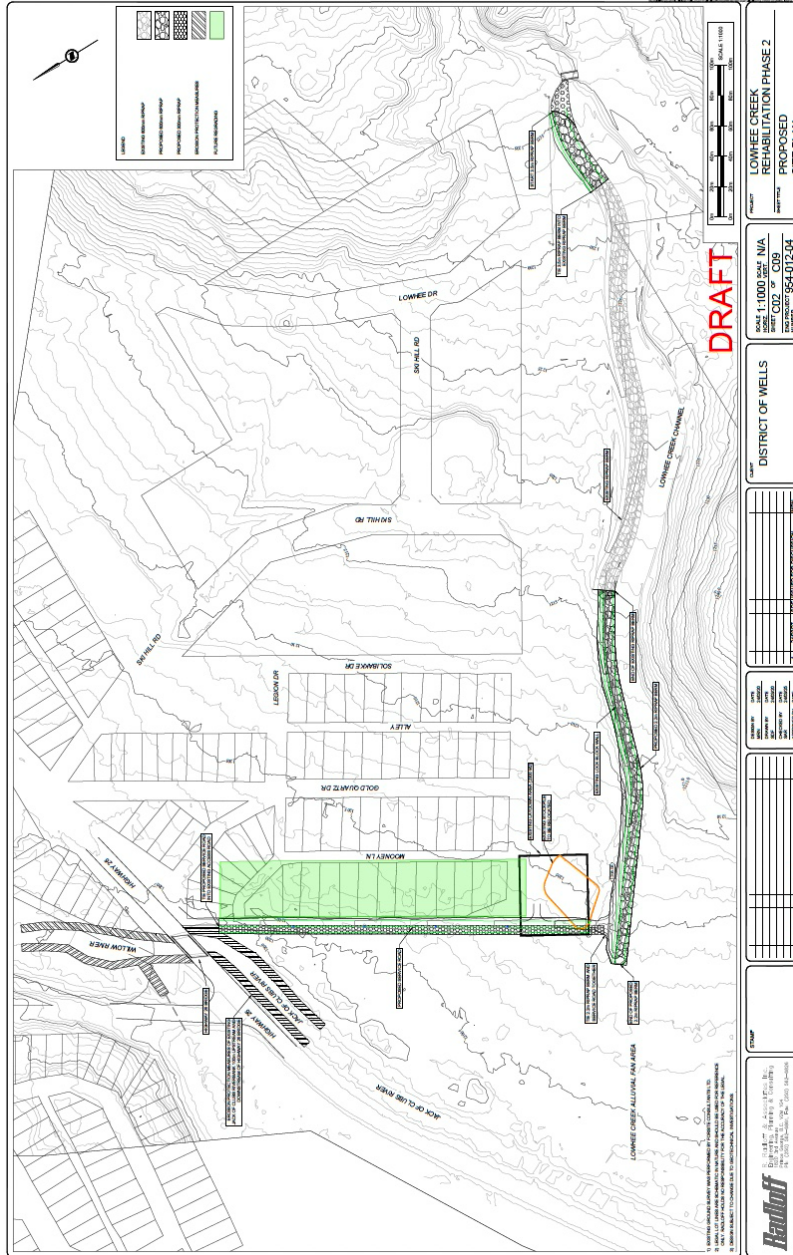
**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair**



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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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**AGENDA**

P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> <li>• Interior and Exterior Painting (storage boxes required)</li> <li>• Electrical Upgrades</li> <li>• Room 302 Business Room Completion</li> <li>• Grade Beam for Outdoor Shelter</li> <li>• Youth Play Value Equipment</li> <li>• Other</li> </ul>		
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	
12	WBCCRC	Old Fire Line for Old Boilers Assessment		
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		
14	WBCCRC	Various Small Items Assessment and Completion		
15	WBCCRC	Propane Tanks Relocation		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment, Painting, and Repairs		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		

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P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
23	Community Hall	Chimney Repair/Partial Removal	3,500	
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		

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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**

<b><u>Bear Proof Garbage Containers</u></b>	
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	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	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	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Counsellor Funk</b>	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	<b>DOW &amp; Partners—Emergency and Prevention Planning &amp; Implementation</b>		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		
<b>4</b>		<b>Infrastructure</b>											
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		<b>Planning, Housing, Community, Facilities Economic</b>											
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
<b>A</b>		<b>Appendix A— Complete</b>											
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>B</b>		<b>Appendix B— Operations</b>											
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	<b>Totals</b>				<b>19,565,000</b>	<b>172,865,000</b>	

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**P075—2022 to 2025 Supplements**

**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Items District of Wells Office</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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
		<b>District of Wells Office</b>		
	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"> <li>• Inspection Report Work</li> <li>• Baseboard Heaters Updating &amp; Safety</li> </ul>		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"> <li>• Remove Old Carpets</li> <li>• Wood Flooring Refinishing</li> <li>• Industrial Laminant</li> </ul>		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**

<b>Ref</b>	<b>Items Firehall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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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**Appendix G--Facilities Upgrades List**

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"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	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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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Item Community Hall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
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**

<b>Ref</b>	<b>Item</b> <b>Community Cultural &amp; Recreation Centre</b>	<b>Status</b> <b>(good, fair, poor)</b>	<b>Mitigation Estimate</b>
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	