

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JULY 16, 2024—7:00PM TO 9:00PM
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

Time: Jul 16, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89012285565?pwd=wjUWhDI7lXv7W688kmgUuVBAGALkbh.1>

Meeting ID: 890 1228 5565

Passcode: 801663

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday July 16, 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 July 16, 2024, as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes for the Regular Council meeting of Tuesday June 18, 2024, as circulated.

3.0 CORRESPONDENCE

4.0 DELEGATIONS AND PRESENTATIONS--NIL

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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—Structure Protection Branch is in Wells assessing all structures this week (July 15 to 20)
- 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"> • 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—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.
 - P0302024 07 12--[Contaminated Site Community Report Update](#)
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning--Submitted
- P050—Lhtako Dene Nation Active Partnerships
 - Crownlands
 - Disaster Risk Reduction—Climate Adaptation
 - Community Forest
 - Power Line Project

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- 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"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		
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		
P075.5—2024 Additional Supplements Details 2024 06 16—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status

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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.
- P101--2024 07 15--Mayor Ed Coleman Wildfires Update Report: [Evacuation Order Recinded for Cornish Mountain 8 Mile](#); [State of Local Emergency Recinded for District of Wells](#); [Evacuation Alert Recinded for Conish Mountain](#); [Evacuation Alert Issued for Cornish Mountain 8 Mile](#) For more information, call Mayor Ed Coleman at 250-991-9034 or edcoleman@wells.ca or CAO Jerry Dombowsky at 250-991-1155 or jerrydombowsky@wells.ca. [In addition, see the Cariboo Regional District's Press Release.](#)

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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 July 16—Osisko Developments In-Camera Meeting—1:00pm to 4:00pm
 - 2024 July 16—Council In-Camera Meeting—4:30pm to 6:30pm
 - 2024 July 16—Regular Council Meeting—7:00pm to 9:00pm
 - 2024 July 23—OCP Public Hearing—1:00pm to 2:00pm
 - 2024 August 20—Regular Council Meeting
 - 2024 September 10—Regular Council Meeting
 - 2024 September 24—Regular Council Meeting
- Select Committees' Short Updates

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6.2 CAO Reports

- 6.2.1 Official Community Plan 1st and 2nd Reading: Draft 2024 Spring/Summer Official Community Plan Document (an in-process Project with the Vision & Planning Committee).
- 6.2.2 Updates and Other
- 6.2.3 Community Forest Land Project—Zoning and Right of Ways
- 6.2.4 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.

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 July 16, 2024.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday July 16, 2024.

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AGENDA**

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

Topic: Mayor Ed Coleman's Zoom Meeting

Time: Jul 16, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89012285565?pwd=wjUWhDI7lXv7W688kmqUuVBAGALkbh.1>

Meeting ID: 890 1228 5565

Passcode: 801663

One tap mobile

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Dial by your location

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

Meeting ID: 890 1228 5565

Passcode: 801663

Find your local number: <https://us02web.zoom.us/j/89012285565>

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**MINUTES OF DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, JUNE 18, 2024 at 4:00 PM
IN PERSON and ONLINE (via Zoom)**

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

STAFF: CAO Jerry Dombowsky

PUBLIC GALLERY: 1 online, 1 in person

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT

1.1 Call to Order

24-111 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council at 4:03 p.m. approves the call to order of the Regular Council Meeting of Tuesday, June 18, 2024.

Carried Unanimously

1.2 Approval of the Agenda

Mayor Ed Coleman noted that there is an NDIT update as part of Councillor Dorothea Funk's section.

24-112 MOVED Councillor Josh Trotter-Wanner, seconded by Councillor Dirk Van Stralen THAT Council approves the agenda for the Regular Council meeting of Tuesday, June 18, 2024.

Carried Unanimously

2.0 MINUTES

2.1 Approval of the minutes for the Regular Council meeting of Tuesday June 4, 2024

24-113 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council approves the minutes for the Regular Council meeting of Tuesday June 4, 2024, without amendments.

Carried Unanimously

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2.2 Approval of the minutes for the District of Wells Community Buildings and Lands Select Committee of Tuesday, February 13, 2024, 1:00 PM

24-114 MOVED Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council approves the minutes for the District of Wells Community Buildings and Lands Select Committee of Tuesday, February 13, 2024, 1:00 PM, without amendments.

Carried Unanimously

2.3 Approval of the minutes for the District of Wells Community Buildings and Lands Select Committee of Tuesday, April 16, 2024, 1:00 PM

24-115 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council approves the minutes for the District of Wells Community Buildings and Lands Select Committee of Tuesday, April 16, 2024, 1:00 PM, without amendments.

Carried Unanimously

2.4 Approval of the minutes (and notes) for the District of Wells Community Buildings and Lands Select Committee, Thursday, June 15, 2023, 11:00 AM

24-116 MOVED Councillor Dorothea Funk, seconded by Councillor Josh Trotter-Wanner 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, without amendments.

Carried Unanimously

3.0 CORRESPONDENCE

3.1 June 14, 2024 from Ravi Kahlon, Minister of Housing

Mayor Ed Coleman summarized the letter from Minister Kahlon reminding Mayors and Board Chairs of the new legislation requiring Local Governments to change zoning bylaws to increase opportunity for infill housing growth and which also continues to drive the importance of the housing file.

CAO Jerry Dombowsky noted he has requested an extension to the June 30th deadline to revise the District's bylaws to allow Small Scale Multiple Unit Housing (SSMUH) as per provincial legislative requirement - but that he hasn't yet heard back.

24-117 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the correspondence of June 14, 2024 from Ravi Kahlon, Minister of Housing.

Carried Unanimously

4.0 DELEGATIONS AND PRESENTATION

There was no report.

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5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects

P002—Sewer/Waste Water

- All video imaging is complete on all wastewater lines. Our engineers are building a report for what's going to have to be done to the collection system, likely costing around \$500,000 as there will have to be emergency repairs done. Lagoon sediments testing is complete, arsenic is present in the sediment, the outflow line needs replacement at around \$500,000. An updated engineering report is expected within two weeks. Lift Station replacement is also required at around \$2.5 million. The old lift station will be kept to service part of the community, preliminary suggestion is to bring sewer line parallel to highway, underneath highway with a new Lift Station in the area near the old ball diamond.
- Councillor Josh Trotter-Wanner wondered if there would be an issue tying in with the current pressurized line. Mayor Ed Coleman suggested waiting for the full engineering brief before discussing and will invite CAO Dombowsky in on the next call with the engineer.
- Trying to put a stamp on a Class D cost, in the range of \$15-20 million, to get the system up to approved standards.
- Councillor Dorothea Funk asked for a timeline. Mayor Ed Coleman answered the project is expected to be completed in 2026 or 2027. If the province approves a new lift station, that part of the project is expected to be completed in 2025.

P014—UBCM - Property Assessments for Wildfire Risk and Mitigation (May & June 2024)

- Waiting to hear back from the Province if eligible for another \$10,000 for property treatments. Contract closes in two weeks. CAO Jerry Dombowsky will follow up.

P017—Osisko MOU and Community Agreement

- Focus on getting community liaison position posted and the contract written. Reiterated their contribution that they've committed to the school site. There should be more announcement from the Community Agreement Table each month. Community Affects Management Plan should be able to go public.

P018—PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH)

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- Water system upgrade is on track. Genset is going in with appropriate foundation, and fencing will be 6' black fencing and will fit into the neighbourhood reasonably.

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

- Expecting the regulated data report for the contaminated sites in two weeks.
- Councillor Jenn Lewis asked if that report will be received to Council. Mayor Ed Coleman answered it will come to him and become a public document immediately.

P040—2024 UBCM-Public Notification & Evacuation Routes Planning

- Waiting for a decision.

P050—Lhtako Dene Nation Active Partnerships –

- Waiting on decisions from other partners:
 - Crown lands
 - Disaster Risk Reduction-Climate Adaptation
 - Community Forest
 - Power Line Project—lots of discussion with the Indigenous community, BC Hydro, Osisko

P075-2023 to 2025 Supplements Update

- Mayor Ed Coleman noted the attachment of a consolidated supplements list. FLIM manager is in place and did a walkthrough of facilities last week. The only thing missing from the list is fire escapes on Community Hall which require repair. Anything in red is to be acted on soon (chimney repairs). Yellow needs cost and funding info. Goal is to have this info by October 2024. Will have further dialogue at the next meeting.

P076- PROV BC-Disaster Risk Reduction - Phase 1-Lowhee Emergency Dike Repair (100% complete)

- Finalizing the claims process. On the next phase, the \$5 million piece - we won't have an answer until the end of July. Have been talking to landowners about water they are experiencing on their property, mainly Mooney Lane.

P100-District of Wells Flooding Project

- We have a blueprint that's going to be sent to Department of Fisheries and Water branch in Water and Lands provincially. If comfortable, they'll approve tomorrow. Then work can start on the sewer line crossing, most likely Tuesday or Wednesday. Second blueprint is to catch the sediments from Lowhee. The Engineers and

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hydrologists involved want to put it right beside the big pile. Need to dredge the Jack of Clubs Creek, plan in progress. It's probably close to \$1.4 million to keep managing Lowhee. On top of that, the other \$5 million.

- Councillor Jenn Lewis asked about the location of the Community Hall gym chimney. Mayor Ed Coleman answered.
- Councillor Jenn Lewis asked about the Fire Chiefs List from the Supplements List. Mayor Ed Coleman answered that their list will be consolidated with the current Supplements List.
- Councillor Josh Trotter-Wanner spoke about the big crack in the Community Hall chimney. There was concern there was asbestos in the brick. Suggested the chimney could be capped. Councillor Josh Trotter-Wanner also asked if there's a plan to deal with the old oil heater in the room with the rest of the chimney below the roofline. Mayor Coleman replied no, they're just sitting there. There is a contract for asbestos removal. Councillor Josh Trotter-Wanner assumed the school chimney would be removed, asked if the Hall chimney would be removed. Mayor Coleman assumed no, but we'll take direction from roofer and contractor. Chimney in heritage buildings will be preserved in appearance as much as possible.
- Councillor Jenn Lewis asked about the Fire Hall left corner foundation repair. Noted there's an area they need to keep putting gravel in because it keeps sinking and wonders if that's part of the same problem. Mayor Ed Coleman noted it's separate but made a note to have it looked at. Councillor Jenn Lewis noted that they don't refer to the buildings in question as the Fire Hall but "Low Hall" and the "Ray Bay". Mayor Ed Coleman was using insurance naming convention.
- Councillor Dorothea Funk asked if the two chimneys that need work are not being used. Mayor Ed Coleman answered they are decommissioned. The risk is the bricks falling off the roof and landing on someone. They'd need to be recertified if they wanted to use them.
- Councillor Josh Trotter- Wanner asked about P018, if we have a plan for moving out of water advisory. Mayor Ed Coleman responded Northern Health has advised we will be in permanent advisory on lead until pipes are replaced in buildings and homes. Water needs to be filtered for drinking and cooking. In addition, everyone should run their water for 15 minutes per day. Community needs re-education, but we've asked the Province for support to replace lead pipes and to install filters in homes and create a maintenance program.
- Councillor Josh Trotter- Wanner asked about P1085, a plan for the dirt pile. Mayor Ed Coleman responded the contaminated sites will find a site for that.

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5.2 Approval of updated Strategic Priorities Projects Grid

24-118 MOVED Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

6.0 REPORTS

6.1 Mayor's Report

- Concise Business Plan—Remains static, might be some changes for August.
- Staffing Update—Hoping to post Cariboo liaison position late June or early July.
- Finance and Budget—Focus on the audits until it's done.
- Meeting Dates:
 - 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
 - 2024 July 16—Regular Council Meeting 7:00 p.m.
 - 2024 July 16—Council In-Camera Meeting 4:30 p.m. to 6:30 p.m.
 - 2024 July 16—Osisko In-Camera from 1:00 p.m. to 4:00 p.m.
 - 2024 August 20—Regular Council Meeting
- Select Committee Short Updates:
 - Councillor Lewis update on the OCP - likely to bring the final draft to meetings on July 16th. Mayor Ed Coleman reiterated they have until the end of December to finish the OCP.
 - Councillor Funk asked about an earlier draft of the OCP (June 23) and what happens to the proposed bylaw. Mayor Ed Coleman responded it will be rescinded on the 16th.
 - Councillor Funk noted that the next meeting for Buildings and Lands is Tuesday, August 13th.
 - Councillor Trotter-Wanner noted that Buildings and Lands is working towards a larger, overarching plan. Mayor Ed Coleman will get a list of priorities for investments they'd like to see for the REDIP application. Councillor Funk noted they need public consultation for master plan. Mayor Ed Coleman noted the Province encouraged them to revisit the Business Centre.

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6.2 CAO Report

- CAO Jerry Dombowsky stated the Community Forest Land project is sitting with their partner's lawyer and accountant.
- CAO Dombowsky will be bringing a report to council this fall to update Rates and Fees bylaw. In the interim, CAO Dombowsky is asking council to confirm a proposed rate for the rink at \$50 per day. Rental agreement format would be similar to that of the Community Hall facility.
- Councillor Jenn Lewis asked about the pickleball \$3 fee and how that fits into the day rate. CAO Dombowsky responded that citizen recreation use of the facility is a different rate. It's possible to create different rental packages for the rink, as with the Community Hall.
- Councillor Jenn Lewis asked about the Green Hope annex and other non-profits' rates. Mayor Ed Coleman reiterated they just need a basic, interim day rate first. The CAO could build out from there.
- CAO Dombowsky noted that they have a liability issue with Green Hope who do not have blanket insurance like some other community organizations. Mayor Ed Coleman noted they do not want to have any "loose connection" with Green Hope as it could put the district in a position of legal liability. CAO Dombowsky noted that Green Hope had been granted authority to use the facility by someone mistakenly.

24-119 MOVED Councillor Josh Trotter-Wanner, seconded by Councillor Jenn Lewis THAT a basic day usage rate of \$50 for the skating rink facility, with the understanding that there are measures implemented to prevent any damage to the facility at the discretion of the District, there is proof of insurance for use of the facility, no services are provided by the District under this rate other than basic power **and water**, with the understanding that high power usage may result in a usage fee negotiated, if applicable.

- Mayor Ed Coleman noted that by Northern Health Authority, they couldn't turn on the water and asked that "water" be taken out. Councillor Trotter-Wanner accepted the revision, "no services provided by the District under this rate other than basic power." The seconder accepted the revision.
- Councillor Dorothea Funk asked to hear from the CAO, who responded that the motion is great. Councillor Dorothea Funk asked the motion be read again.

24-119 AMENDED - MOVED Councillor Josh Trotter-Wanner, seconded by Councillor Jenn Lewis THAT a basic day usage rate of \$50 for the skating rink facility be applied, with the understanding that there are measures implemented to prevent any damage to the facility at the discretion of the District, proof of insurance must be shown, no services are provided by the District under this rate other than basic power. If there's high power usage, an extra fee will be negotiated.

Carried Unanimously

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24-120 MOVED Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT the reports be received.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

- Councillor Dorothea Funk reported she will attend a meeting for the Regional Advisory Committee for NDIT for Cariboo-Chilcotin-Lillooet Region on Tuesday morning.
- Councillor Jenn Lewis reported there's a hiking festival on the weekend.
- Councillor Dirk Van Stralen reported there will be a show at the Sunset Theatre "For Science" from the "Silent Scientists/Clowns" on Friday and Saturday at 8:00 p.m.
- Councillor Josh Trotter-Wanner reported the IMA "Mulch, Mulch, Mulch" art exhibit happens until the end of the month. Tony Onely art project runs July 6-14. Arts Wells Festival is happening July 30 – August 2. The Wells Museum and Historic Society AGM is on June 28.

7.2 Staff

There was no report.

7.3 Public Gallery

- Kathy Landry mentioned that the Quilting Retreat went well, and that the heat went off in the hall and was quickly fixed. Kathy also noted that non-recreational use of the rink must be controlled with coverage. There was discussion about liability insurance and ongoing maintenance.
- Councillor Jenn Lewis noted there's a Pride Picnic at noon on Saturday at the Community Garden.
- Councillor Jenn Lewis also noted the planting over 14,000 trees in the community forest was a successful fundraiser at \$1.70 per tree raising \$27,300.

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8.0 ADJOURNMENT

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

24-122 MOVED Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council adjourns the Regular Council Meeting of Tuesday, June 18, 2024.

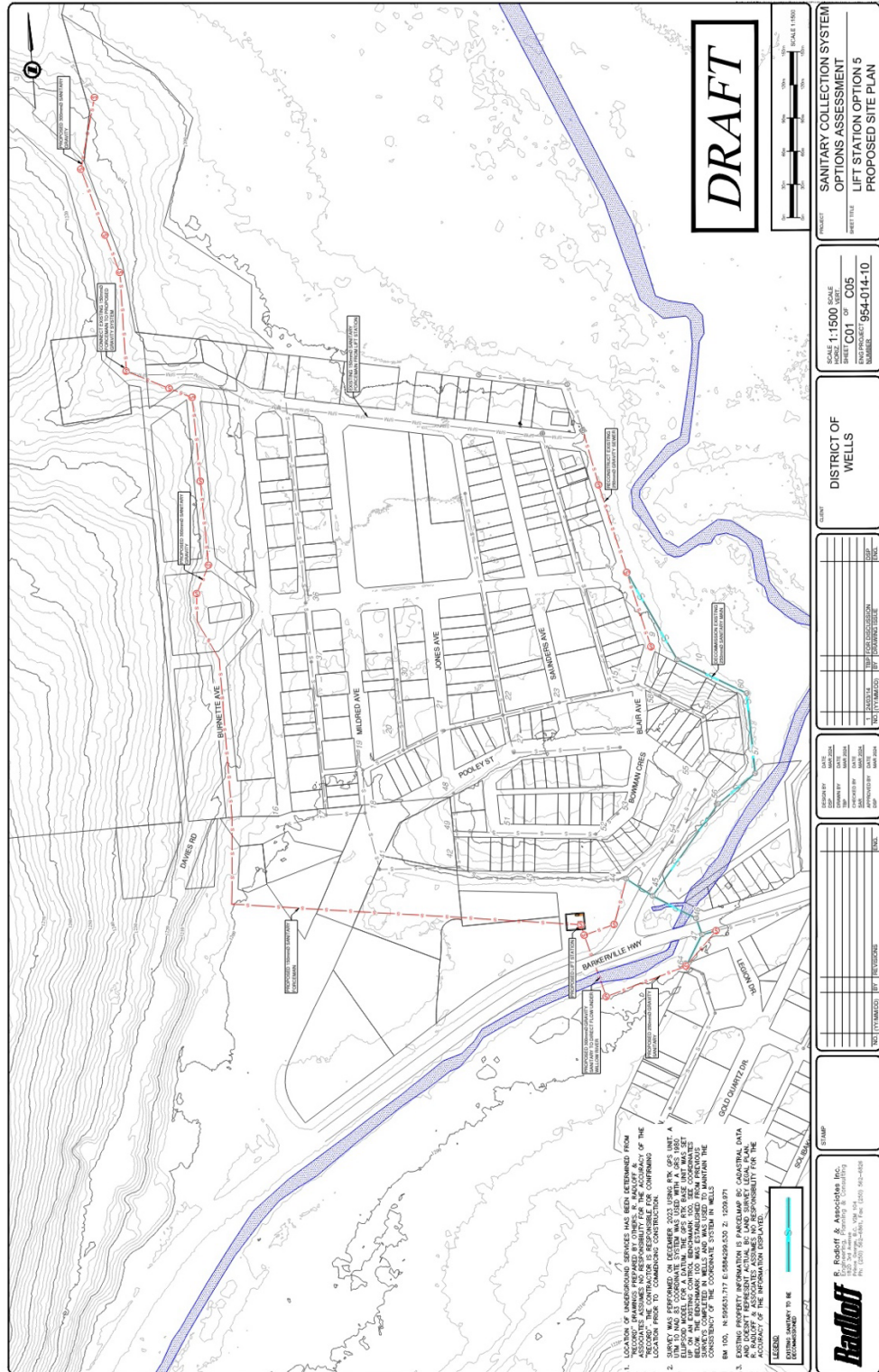
Carried Unanimously

Mayor Ed Coleman

Chief Administrative Officer Jerry Dombowsky

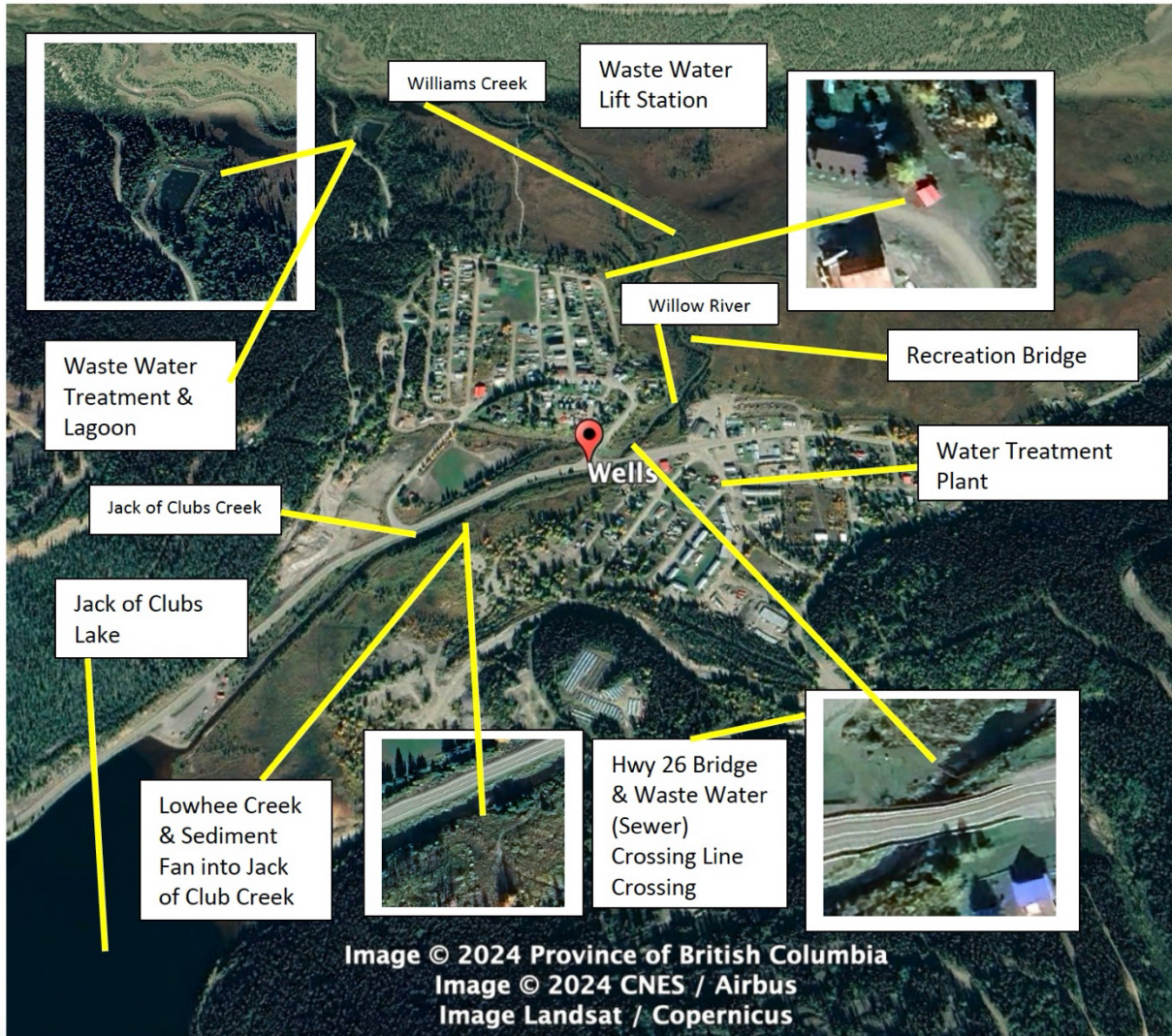
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
 TUESDAY JULY 16, 2024—7:00PM TO 9:00PM
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 AGENDA**

P002—Waste Water System Project



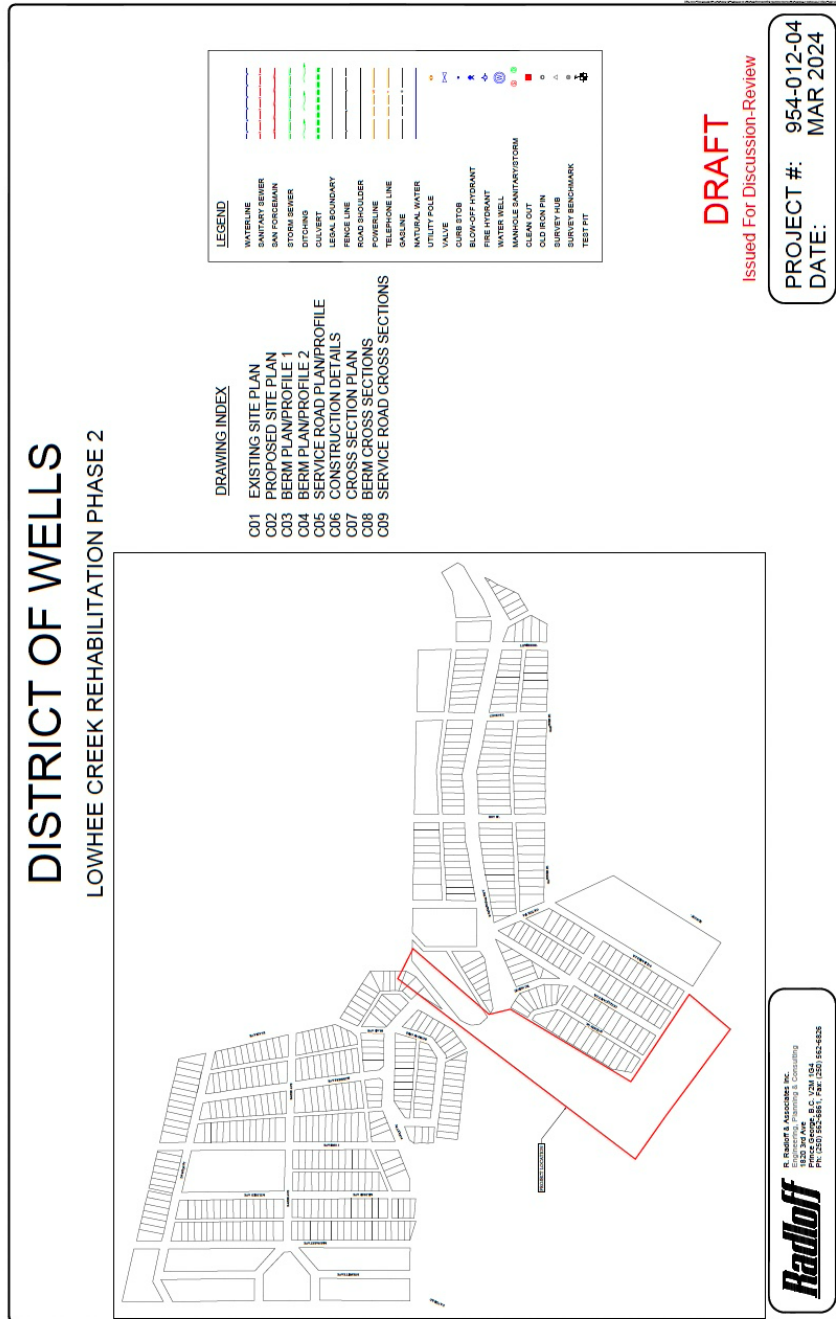
P100—District of Wells Flooding Project

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



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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"> • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other 		
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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AGENDA

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

<u>First Aid Supplies</u>	
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

<u>Exterior Repair District & Community Hall</u>	
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

<u>Bear Proof Garbage Containers</u>	
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—Crownlans		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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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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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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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		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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Appendix G--Facilities Upgrades List

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

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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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P075—2022 to 2025 Supplements

Appendix G--Facilities Upgrades List

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

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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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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	WBCCRC School Kitchens Improvements	3,500	1		2023	
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	