



DISTRICT OF 100 MILE HOUSE
COMMITTEE OF THE WHOLE
TO BE HELD IN DISTRICT COUNCIL CHAMBERS
Tuesday, February 24th, 2026, AT 4:30 PM

	<p><u>CALL TO ORDER</u></p> <p>Mayor to call the Committee of the Whole meeting to order at 4:30 PM.</p> <p>Mayor acknowledges that this meeting is being held on Tsjescencúfecw.</p>
A.	<p><u>APPROVAL OF AGENDA:</u></p>
	<p>A1</p> <p>BE IT RESOLVED THAT the February 24th, 2026, Committee of the Whole agenda <u>be approved</u>.</p>
B.	<p><u>INTRODUCTION OF LATE ITEMS</u></p>
C.	<p><u>DELEGATIONS:</u></p>
D.	<p><u>UNFINISHED BUSINESS:</u></p>
E.	<p><u>CORRESPONDENCE:</u></p>
F.	<p><u>STAFF REPORTS:</u></p>

Asset Management Update / 2026 Capital Plan	F1 Staff will address the importance of asset management prior to providing Council with information on the proposed 2026 Capital Plan.
G.	<u>BYLAWS:</u>
H.	<u>OTHER BUSINESS:</u>
I.	<u>QUESTION PERIOD:</u>
J.	<u>ADJOURNMENT:</u>
	J1 BE IT RESOLVED THAT the Committee of the Whole meeting of February 24 th , 2026 adjourn: PM:



Asset Management & **Infrastructure**

February 2026



DISTRICT OF
100 Mile House

Asset Management

Why asset management matters:

- Asset Management is about protecting our investment
- We own and maintain millions in infrastructure
- Every dollar spent on timely maintenance and replacement can have significant savings over time
- It's how Council ensures safe, reliable core services over time
- Asset Management isn't about building more, it's about making sure what we already have keeps serving our community safely, affordably, and reliably for the next generation.



WATER ASSETS

- Replacement Costs: \$38,000,000.
- 31.5 KM of Water Mains
- Condition: 53.7% Fair to Poor

ROADS

- Replacement Costs: \$48,000,000.
- 58.2 KM of Roads
- Condition: 44% Fair to Poor

SIDEWALKS

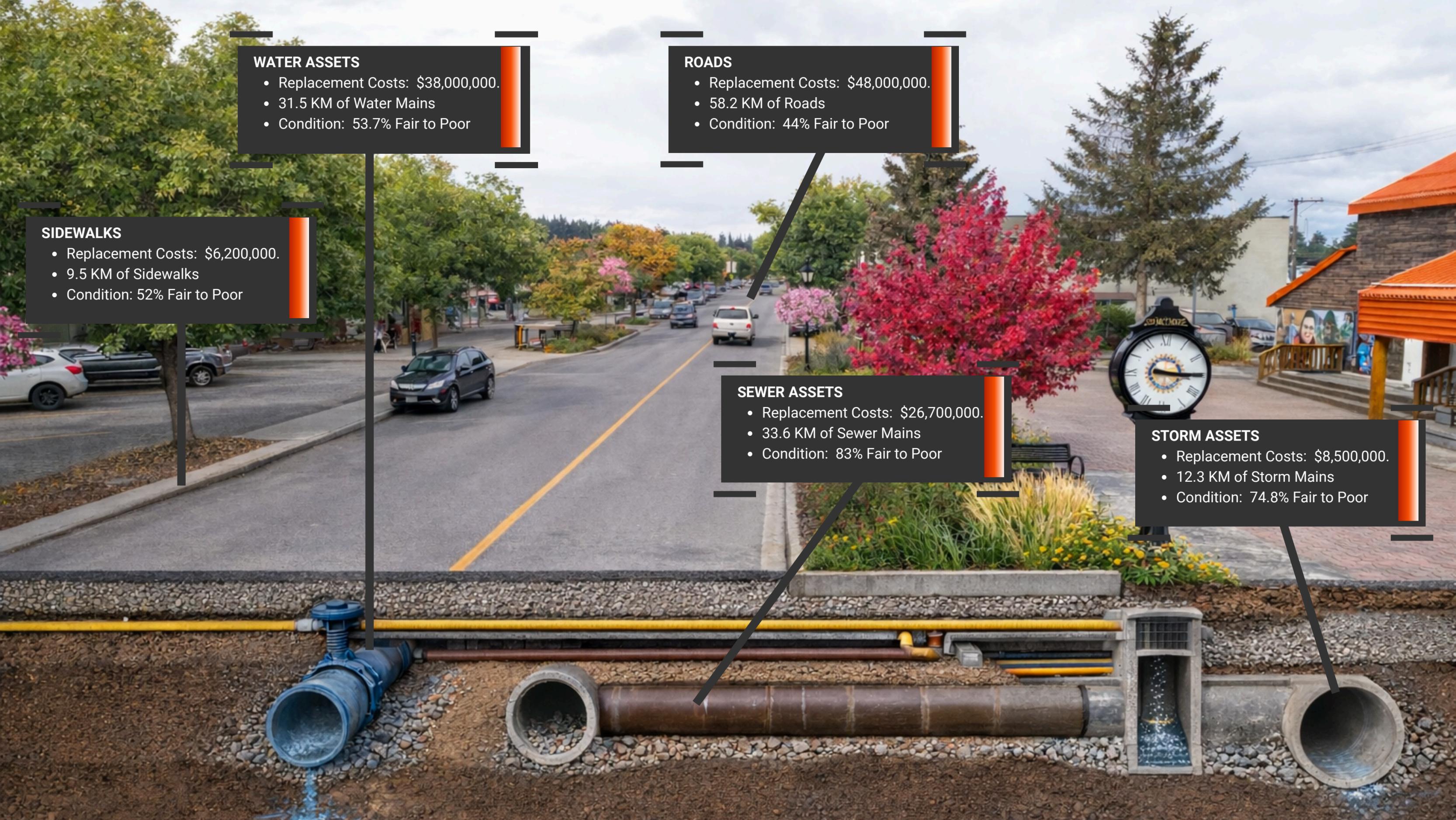
- Replacement Costs: \$6,200,000.
- 9.5 KM of Sidewalks
- Condition: 52% Fair to Poor

SEWER ASSETS

- Replacement Costs: \$26,700,000.
- 33.6 KM of Sewer Mains
- Condition: 83% Fair to Poor

STORM ASSETS

- Replacement Costs: \$8,500,000.
- 12.3 KM of Storm Mains
- Condition: 74.8% Fair to Poor





Water Assets



31.5 KM of Watermains

- 42% were built prior to 1969



\$38,000,000 Estimated Replacement value of all water assets

- \$8,200,000 Water Treatment Facilities
- \$5,900,000 Other Non-Linear Assets
- \$24,000,000 Linear Assets (Mains)



Water Treatment Facility

- Current capacity of 40L per second



Water Storage Assets

- 99 Mile Water Tower - ½ Million L
- Exeter Water Tower - 1.6 Million L
- Bridge Creek Tower - 1 Million L



2025 Repairs

In 2025 Community Services completed a total of 13 watermain and service repairs, they included the following locations:

- Alder Avenue
- Alpine Avenue (2)
- Birch Avenue (2)
- Burghley Place
- Cariboo Trail
- Elm Avenue
- Heron Ridge
- McNeil Place
- North Birch Avenue
- Marks Drive
- Cedar Avenue



Age of Infrastructure



Pipe Material

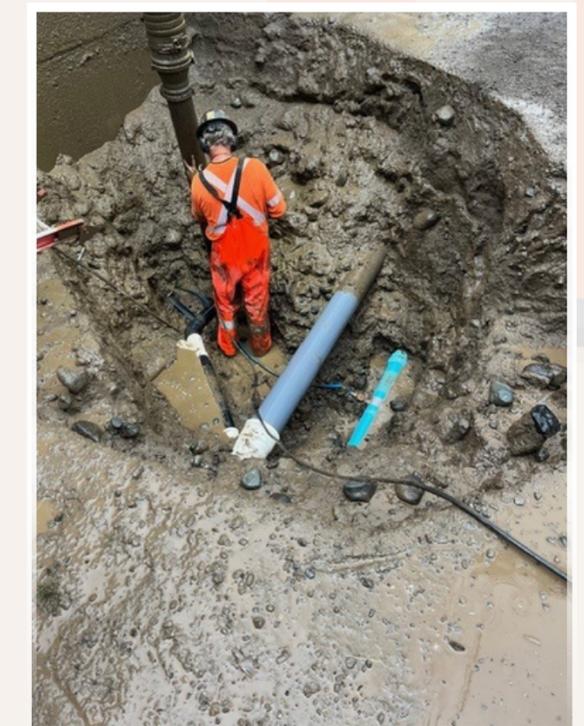
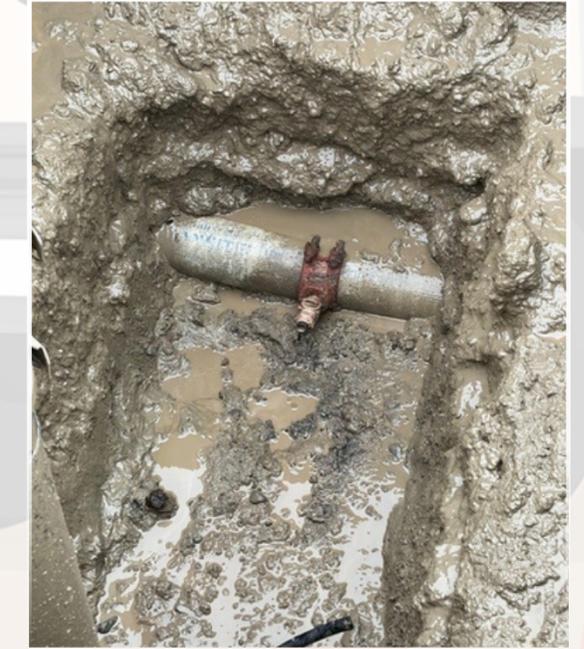
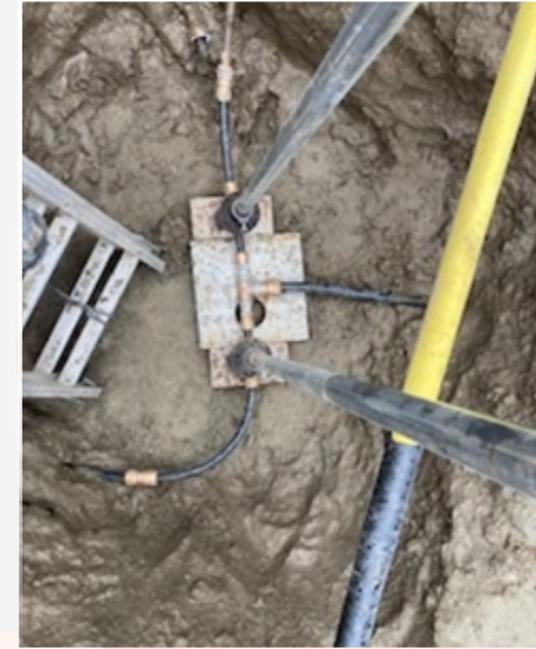


Back-Fill



Cost of Repairs

- Emergency repairs are always more expensive
- Deferred maintenance is hidden debt.
- In 2025 the District spent \$103,600. on repairing water mains and service connections
- Previous years experiencing numerous repairs included:
 - 2024 = \$98,813
 - 2022 = \$112,297
- 10 Year average = \$30,000
- 2026 Budget = \$126,900



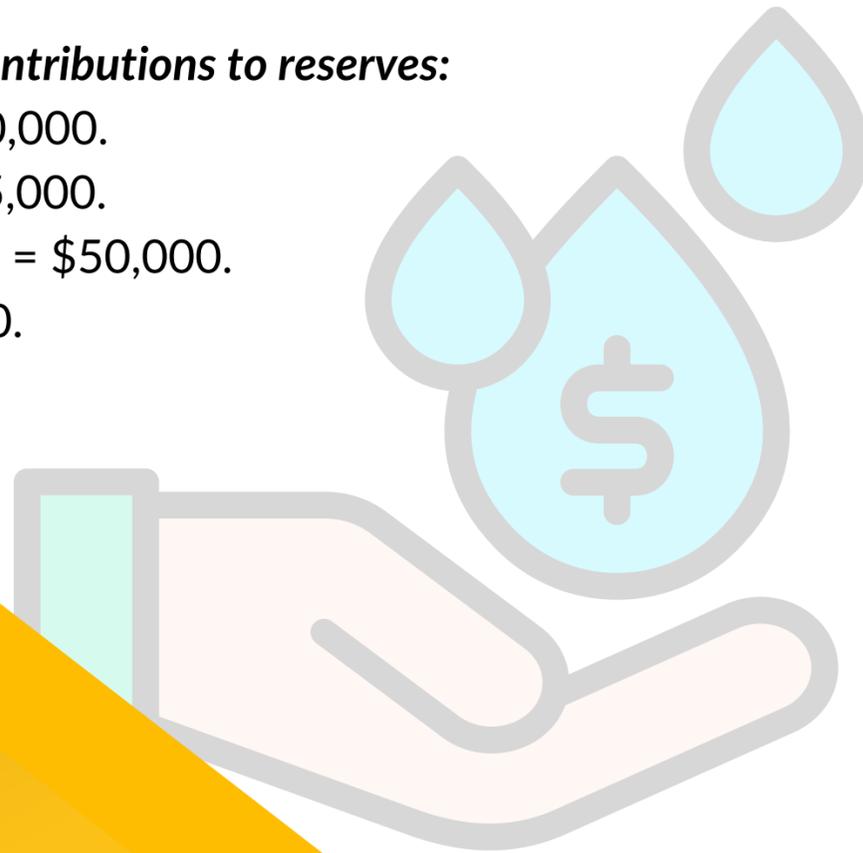
Infrastructure Reserves

Smart infrastructure investment:

- Helps Council prioritize what truly matters
- Reliable infrastructure supports local growth
- Well-maintained assets build public trust

2026 Budgeted contributions to reserves:

- Water = \$100,000.
- Sewer = \$175,000.
- Infrastructure = \$50,000.
- DCC = \$4,090.

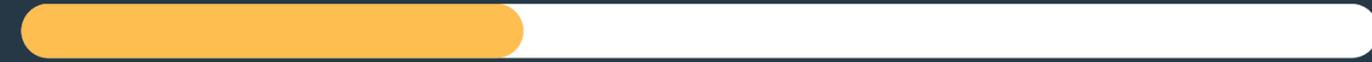


Current Balances

(Un-Audited, estimated end of 2026 balance, \$2.5 million set aside for WTP.)

Municipal Infrastructure

\$1,113,097



Water Utility

\$574,481



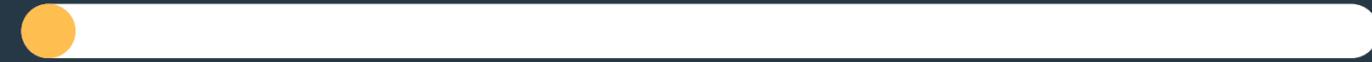
Sewer Utility

\$1,225,002



DCC

\$73,994



Infastructure Funding

The infrastructure gap will not close on its own; by choosing courageous, proactive investment today, Council can protect services, stabilize long-term costs, and build a more resilient future for our community.

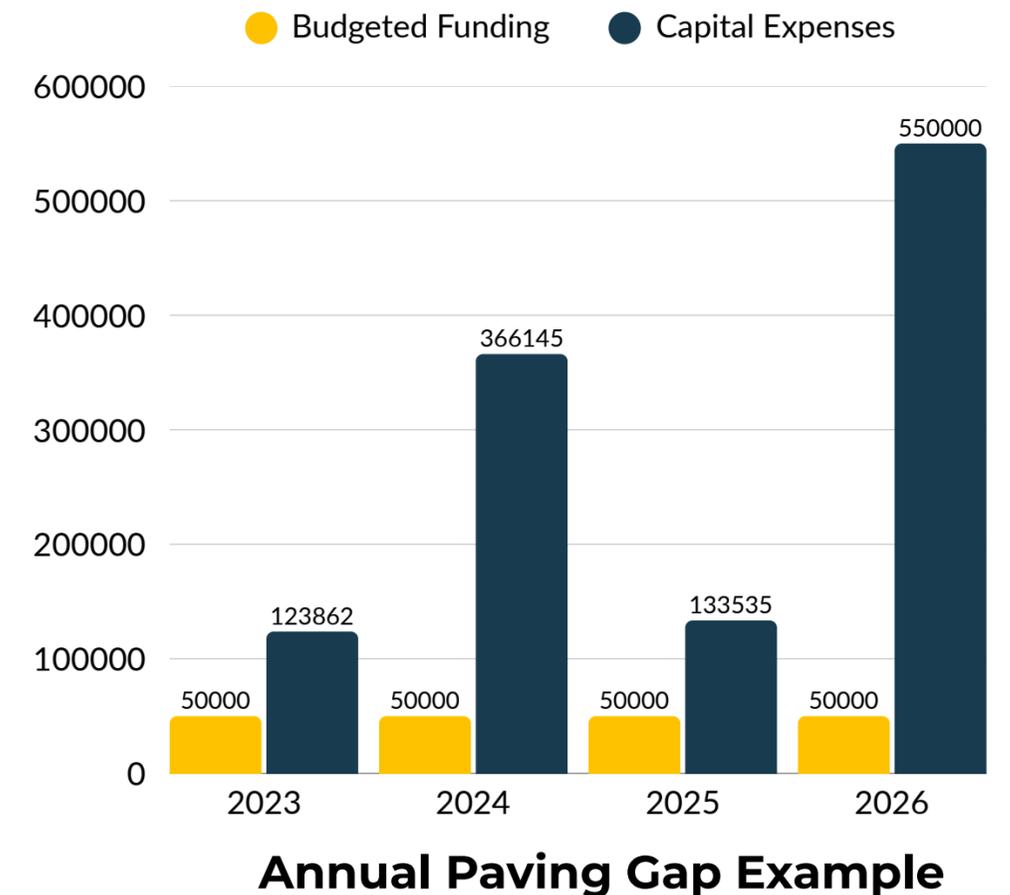
● Infrastructure Gap

The infrastructure gap is the shortfall between what we need to spend to properly maintain and replace municipal infrastructure and what we are currently funding.



● Closing the Gap

- Gradually raise tax or utility rates tied specifically to asset renewal
- Implement a dedicated infrastructure levy
- Commit to increased predictable annual reserve contributions



Asset Management

Effective asset management planning looks to the future while drawing lessons from the past.

100 Mile House is not alone — communities both large and small across Canada are facing aging infrastructure and widening infrastructure gaps.

Councils are having to answer the hard questions..

- If we can't afford everything, how do we choose?
- How brave are we willing to be?
- What legacy do we want to leave?
- How can we communicate the importance to the community?



Path Forward

A grant application has been submitted for funding for asset management planning that can be integrated into long term financial planning. Grant notification - Summer 2026.

Asset Management Training for Elected Officials and Senior Staff.

What can be done now?

- ✓ Prioritize Current Assets
- ✓ Focus on “Needs” vs “Wants”
- ✓ Strengthen Reserve Contributions
- ✓ Decision making with the next generation in mind



Thank You



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**District of
100 MILE HOUSE**

**COUNCIL REPORT
File No. 570-01**

COW: February 24, 2026

REPORT DATE: February 12, 2026

TITLE: 2026 Capital Plan

PREPARED BY: S.Elias – Finance

PURPOSE:

The purpose of this report is to provide Council with information on the DRAFT 2026 Capital Plan.

RECOMMENDATION:

Finance is seeking endorsement on the proposed 2026 Capital projects in preparation of the 2026 Financial Plan.

BACKGROUND INFORMATION:

Attached is the 2026 DRAFT Capital plan including project substantiation sheets for all projects in 2026.

Changes to the DRAFT Capital plan since the October 28th, 2025 Council meeting when the plan was first presented include:

- G1 Horse Lake Bridge was completed enough to capitalize the majority of the project. \$150,000 remaining in 2026.
- Project costs for the proposed Horse Lake Road pathway project are not yet available from the engineers. When a project budget is available it can be brought to Council for a Capital Plan amendment.



- OT4 MEH Air Conditioning and Heating controls project has been updated by removing air conditioning. The project will now consist of heating controls and heating coils.
- OT5 MEH Interior Renovation has been added as a new project.

CONSIDERATIONS:

The initial review of the Capital plan was October 28th, 2025. In the week following, West Fraser Timber announced the closure of their 100 Mile House operations. The mill closure will result in a substantial reduction in tax revenue in the next couple of years.

With the future tax implication in mind, any of the new capital projects for 2026 could be reviewed, amended or cancelled at Council's direction. The exception being CS1 – Plow Truck, as the tender process has already happened and the contract is awarded for late 2026 delivery.

Prepared By: S. Eli
S.Elias, Director of Finance

Date: Feb 20 / 26

Reviewed By: T. Boulanger
T. Boulanger, CAO

Date: Feb. 20. 2026

2026 DRAFT CAPITAL PLAN

	Project Total Cost	Accumulated Surplus	Grants/Other Funding	Mun Infrass Reserves	Utility Infrass Reserves	Equip Reserves	Other Reserves
	(#2282284)	(#2192000)	(#2171700) (#2151900)	(#2192100)	(#6191200 / #4191200)	(#2192100)	(#2192100)
General							
G1 Horse Lake Road Bridge - #1-3-508-##	150,000						150,000
G2 Pavement Management Plan - #1-3-487-##	800,000			550,000			250,000
G3 Intersection - Horselake Rd & Cariboo Trail	550,000		235,000	50,000			265,000
	\$ 1,500,000	\$ -	\$ 235,000	\$ 600,000	\$ -	\$ -	\$ 665,000
Com Services							
#2-3-557-84							
CS1 V334 Snow Plow and Attachment Replacement	500,000					500,000	
CS2 Excavator	160,000					160,000	
CS3 Fire Department Wash Down Pad (b/f)	75,000			75,000			
	\$ 735,000	\$ -	\$ -	\$ 75,000	\$ -	\$ 660,000	\$ -
Fire Dept							
#2-3-554-84							
FD1 Turn Out Gear	25,000					25,000	
FD2 SCBA Cylinders	10,000					10,000	
FD3 Battery Operated Hydraulic Ram	33,000					33,000	
FD4 Unit 214 Stabalization Struts	13,000					13,000	
FD5 Air Quality Monitoring System	10,000					10,000	
FD6 Quick Attach Snowplow	13,000					13,000	
	\$ 104,000	\$ -		\$ -	\$ -	\$ 104,000	\$ -
Municipal Office							
M01 Server Replacement 1-3-490-## (b/f)	60,000					60,000	
	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -
Sewer							
SE1 Exeter Lift Stn #3-3-524-## (b/f)	2,100,000		1,400,000				700,000
	\$ 2,100,000	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -	\$ 700,000
Water							
WA1 Membrane WTP - Design & Demolition Phase #5-3-460-##	1,100,000				1,100,000		
	\$ 1,100,000	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ -
Other							
OT1 Centennial Park Washrooms Design 1-3-490-## (b/f 2025)	40,000		10,000		30,000		
OT2 Community Hall Renovation Design 1-3-509-## (b/f 2025)	140,000	7,940	132,060				
OT3 Lodge Floor 1-3-490-##	99,856		5,000				94,856
OT4 MEH Heating improvements 1-3-490-##	70,000		70,000				
OT5 Airport Fencing	75,000		45,000	30,000			
OT5 MEH Interior Renovation	100,000		70,000	30,000			
	\$ 524,856	\$ 7,940	\$ 332,060	\$ 60,000	\$ 30,000	\$ -	\$ 94,856
TOTAL 2026 CAPITAL ESTIMATES	\$ 6,123,856	\$ 7,940	\$ 1,967,060	\$ 735,000	\$ 1,130,000	\$ 824,000	\$ 1,459,856