

Municipality of the District of Lunenburg

Minutes of a Meeting of the Finance Committee

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, NS

Tuesday, July 7, 2026

Attendance

Councillor Edgar Burns, District 7 (Vice-Chair)

Mayor Elspeth McLean-Wile

Councillor Martin Bell, District 2

Councillor Wendy Oickle, District 3

Councillor Cathy Moore, District 5

Councillor Alison Smith, District 6

Councillor Kacy DeLong, District 8

Councillor Ben Brooks, District 9

Councillor Chasidy Veinotte, District 10

Regrets

Councillor Morgen Reinhardt, District 1

Councillor Pam Hubley, District 4

Staff

Tom MacEwan, Chief Administrative Officer

Alex Dumaresq, Deputy CAO

Elana Wentzell, Director of Finance

Tina Robichaud-Bond, A/Municipal Clerk

Lisa Andrews, Executive Assistant

1. Call to Order

Councillor Burns called the meeting to order at 9:31 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Announcements/Acknowledgements/Recognition

Councillor Brooks attended a German Settlers Day event at Shobac that included Acadian and Mi'kma'ki representatives. Event was informative and enjoyable.

Mayor McLean-Wile acknowledged the passing of Pauline Himmelman, a past MODL Councillor for 21 years. Mrs. Himmelman was the first woman elected to MODL Council and served as Deputy Warden for 15 years.

Councillor DeLong acknowledged the success of the Canada Day celebration held in New Germany.

3. Public Input - Nil

4. Approval of Agenda

Moved by Councillor Oickle, seconded by Mayor McLean-Wile that the Agenda be approved as circulated. Carried unanimously.

5. Approval of Minutes – May 5, 2026

The Minutes of the May 5, 2026, Finance Committee meeting were approved as circulated.

6. Business Arising from Minutes - Nil

7. Presentations - Nil

8. Consideration of Correspondence - Nil

9. Staff Reports

9.1 Finance Department

9.1.1 Operating Variance Report 4th Quarter Draft (to March 31, 2026)

Elana Wentzell, Director of Finance, presented the “Operating Variance Report 4th Quarter Draft (to March 31, 2026)” (as distributed with the Agenda), noting that the Municipality ended the year in a strong financial position.

Budget highlights

- Revenue exceeded budget by approximately \$1.6 million
- Provincial grant revenue was approximately 10% higher than expected
- Expenditures finished close to budget: Actual \$39.78 million, Budget \$39.9 million
- Savings by way of reduced waste collection costs due to the EPR Program and lower costs in certain wastewater treatment operations

Discussion

- Actual recreation revenues appeared lower than budget, despite notes indicating program fee revenue exceeded budget. Staff explained that higher program fees were offset by shortfalls in other recreation revenue areas.
- Council sought clarification on the Flood Line Mapping Project. Staff confirmed that a grant fully offsets project costs.
- Staff confirmed that the Municipality is responsible for repair costs related to the LaHave Sewer Maintenance Program with no resident recovery or insurance coverage, through to 2030.
- The EPR program generated both additional revenue and expenditure savings that had not been budgeted because the timing of implementation was uncertain.

9.2 Engineering, Project Management & Public Works

9.2.1 Public Water Filling Station Options

Tyler Richardson, Municipal Engineer and Stephen Pace, Director of Engineering and Public Works presented the “Public Water Filling Station, Municipal Services Building Options Analysis” (distributed with Agenda), outlining several options for providing potable water to residents in drought conditions:

- Option A – Portable Water Filling Station
- Option B – Building-Mounted Water Dispensing Unit
- Option C – External Filling Station
- Community Well Option

Discussion

- Council expressed interest in exploring partnerships with Town of Lunenburg or community organizations, fire departments, or other facilities.
- It was noted that a review of Policy 093 Temporary Water Relief would be required to determine if Councillors could provide water coupons directly to their residents, making them more accessible.

Council directed staff to continue operating the temporary outdoor water filling station at the Municipal building while exploring a community well partnership in the northern part of the Municipality and with the Town of Lunenburg for a southern water access location.

9.3 Administration

9.3.1 Amendment to Policy 043 Community Grants Program/Sponsorship Requests

Alex Dumaresq, Deputy CAO, presented the report “Amendment to Policy 043 Community Grants Program/Sponsorship Requests” (distributed with Agenda), providing details on the proposed amendment to the policy to include the addition of a Food Bank category within MODL’s Community Grants Program.

Moved by Councillor Bell, seconded by Councillor Moore that Municipal Council amends Policy 043 Community Grants Program/Sponsorship Request to include a Food Bank Grant Category as presented and hereby gives 7 days’ notice of its intent to adopt at the July 14, 2026, Council meeting. Carried unanimously.

9.3.2 Pre-Construction Housing Grant

Kwan Ki Tsoi and Shannon MacKay, summer Research Analyst, presented the report “Pre Construction Housing Grant” (distributed with Agenda) outlining the details of a pre-construction housing grant program to support non-profit affordable housing developers.

Grant program would:

- Provide up to \$50,000 per project
- Projects must create a minimum of four new affordable housing units.
- Be maintained for at least 15 years.
- Funding supports pre-construction activities

It was requested that priority be given to MODL-based projects.

Moved by Mayor McLean-Wile, seconded by Councillor Smith that Municipal Council approve the introduction of a Pre-Construction Housing Grant for not-for-profit affordable housing developers and direct staff to draft a new policy for Council's consideration. Carried unanimously.

9.4 Recreation, Parks & Tourism

9.4.1 Scaling Up Non-Profit Energy Retrofits: A Net-Zero Approach to Revitalizing Community Halls

Ruth Wawin, Tourism & Event Development Officer with Recreation, Parks & Tourism presented the report "Scaling up Non-Profit Energy Retrofits: A Net-Zero Approach to Revitalizing Community Halls" (distributed with Agenda) requesting direction from Council on whether to submit an Expression of Interest (EOI) to the Climate-Ready Infrastructure Service (CRISP) Program to support energy retrofit planning for approximately 12 non-profit community halls.

It was noted that Navigate Energy had previously assisted with grant applications, however CRISP funding did not cover grant-writing activities, and the funding source for Navigate Energy's involvement remains unclear.

Moved by Councillor Moore, Seconded by Councillor Oickle that Municipal Council directs staff to submit an Expression of Interest for the Climate Ready Infrastructure Service (CRISP) Program and proceed with identifying approximately 12 non-profit community halls in the District of Lunenburg that could benefit from energy retrofit opportunities. Carried unanimously.

10. Added Items – Nil

11. In Camera - Nil

12. Adjournment

There being no further business, the meeting adjourned at 11:45 a.m.