

Municipality of the District of Lunenburg

Minutes of a Special Meeting of Municipal Council

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.

Tuesday, November 25, 2025 – 6:00 p.m.

Attendance

Mayor Elspeth McLean-Wile

Deputy Mayor Chasidy Veinotte, District 10

Councillor Morgen Reinhardt, District 1

Councillor Martin Bell, District 2

Councillor Pam Hubleby, District 4

Councillor Cathy Moore, District 5

Councillor Alison Smith, District 6

Councillor Edgar Burns, District 7

Councillor Ben Brooks, District 9

Regrets

Councillor Kacy DeLong, District 8

Councillor Wendy Oickle, District 3

Staff

Tom MacEwan, Chief Administrative Officer

Alex Dumaresq, Deputy CAO

April Whynot-Lohnes, Municipal Clerk

Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the meeting to order at 6:00 p.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Approval of Agenda

Moved by Councillor Moore, seconded by Deputy Mayor Veinotte that the Agenda be approved as circulated. Carried unanimously.

3. Staff Reports

3.1 Finance Department

3.1.1 Draft Capital Budget 2026-2027

Elana Wentzell, Director of Finance, gave a presentation on “Draft Capital Budget & Canada Community-Building Fund Investment 2026-2027”, (circulated with the agenda). The presentation included the following topics:

Draft Capital Budget & Canada Community Building Fund Investment 2026/27

- Capital Budget Planning Inputs to Decisions
- Capital Budget Planning
- Capital Budget & Strategic Priorities
- Capital Budget Financing
- Debt
- Debt Projections in Draft 1 of the 5 Year Plan
- Projections of Potential Debt Service
- Reserves Budget 5 Year Financial Strategy
- Project Selection

The presentation also included details regarding the 2026-27 Draft Capital Budget & CCBF Infrastructure Investment Details.

Ms. Wentzell spoke on the following Finance Department capital project:

- Tax Bill Portal

Stephen Pace, Director of Engineering & Public Works, provided details on the following Engineering Department capital projects and answered questions:

- WWTP Van replacement
- Cookville Wastewater Treatment Plant
- Jubilee Road Sewer Expansion
- New Germany Sewer System Bridge Heat Tracing
- New Germany Legion Sewer Lateral
- Annual Manhole Cover Repair/Replacement Program
- Housing Service Laterals (Copper Coast Development)
- Osprey Village Sidewalk Enhancement Project
- Osprey Village Water Tower
- Lee Nauss Room Acoustic Improvements
- J Class Roads – NSPW Partnerships
- Centre School Demolition & Remediation
- Green Compost Carts
- Wile’s Lake Garage Building Demolition
- Water Fill Station for Residents

Jeff Merrill, Director of Planning and Building Services, provided details on the following Planning & Development Services capital expenses:

- Replacement of 2 vehicles
- Public Transit

- Conservation Value Land Purchases

Trudy Payne, Director of Recreation, Parks & Tourism, provided details on the following Recreation Department capital expenses and answered questions:

- Park Vehicle Replacement
- Dump Trailer
- MARC Upgrades (Regional Park)
- MARC Ballfield – Parking Lot
- Pickleball Courts
- Hillside Cemetery Monument
- Wile’s Lake Park Development (Regional Park)
- Miller Point Peace Park
- Indian Falls Park Accessibility Upgrades
- Riverport & Area Park
- Sawpit Park Construction
- Park Roads – Miller Point
- Park Roads – Mush-a-Mush
- Park Roads – United Communities Park Spruce Lane
- Wharf Assessment/Upgrades – Rose Bay
- Annual Contribution to Trail Groups
- Art on the Trail/In the Parks
- Open Space Land Purchases
- Internal Wayfinding

It was noted that contaminants were found in the MARC buildings, and the cost of renovating would be higher than rebuilding.

A concern was raised that the request to investigate a location for a boat launch at Molega Lake was not listed as part of the recreation projects. It was clarified that Council’s direction was to not consider future upgrades to other parks until a Park Criteria was adopted, and that a motion would be required to revisit the matter. A draft of the Park Criteria would be presented at the January meeting of the Policy & Strategy Committee.

Ms. Wentzell reported that the first draft of the 5 Year Draft Capital Budget showed a capital budget of approximately \$66.5M, for which \$2.9M were in reserved funds and \$9.5M would be borrowed.

It was noted that due to the time sensitive nature of two projects, they would required pre-budget approval.

2025-208 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that Municipal Council give pre-budget approval for the removal/replacement of the existing wharf and

water features at SawPit Wharf Park in the amount of \$2,000,000, to be paid from the Depreciation Reserve Fund. Carried unanimously.

2025-209 Moved by Councillor Reinhardt, seconded by Councillor Brooks that Municipal Council give pre-budget approval for the culvert replacement on the driveway, known as Spruce Lane, at the United Communities Park in the amount of \$125,000, to be paid from the Canada Communities Building Fund.

A discussion followed regarding implementing a public transit plan. It was suggested that the discussion be referred to the Regional Economic Growth Committee.

2025-210 Moved by Deputy Mayor Veinotte, seconded by Councillor Moore that Municipal Council refer the discussion of an expansion of the Town of Bridgewater transit system into abutting communities to the Regional Growth Management Committee and identify options for Council's consideration. Carried unanimously.

4. Public Input

There were no members of the public in attendance.

5. Adjournment

There being no further business, the meeting adjourned at 7:18 p.m.