

Municipality of the District of Lunenburg

Minutes of a Meeting of Municipal Council

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

Tuesday, April 28, 2026 – 9:00 a.m.

Attendance

Mayor Elspeth McLean-Wile

Deputy Mayor Chasidy Veinotte, District 10

Councillor Morgen Reinhardt, District 1

Councillor Martin Bell, District 2

Councillor Wendy Oickle, District 3

Councillor Pam Hubley, District 4

Councillor Alison Smith, District 6

Councillor Edgar Burns, District 7

Regrets

Councillor Cathy Moore, District 5

Councillor Kacy DeLong, District 8

Councillor Ben Brooks, District 9

Staff

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 9:00 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

Mayor McLean-Wile advised that she attended a birthday celebration for Jack Wentzell, former Warden of MODL. She noted that Mr. Wentzell was integral in moving the municipality to a Mayor figure head from the Warden.

April 28, 2026 was the National Day of Mourning. Mayor McLean-Wile requested a moment of silence to acknowledge the people who have been injured or lost their lives in the workplace.

3. Public Input - Nil

4. Approval of Agenda

Moved by Councillor Oickle, seconded by Councillor Hubley that the Agenda be approved as circulated. Carried unanimously.

5. Approval of Minutes – April 14, 2026

The Minutes of the April 14, 2026 Council meeting were approved as circulated.

6. Business Arising from Minutes

Mr. Dumaresq noted that the following matters brought forward at Public Input had been referred to staff:

- Decision around anti racism committee; and
- Comments regarding proposed development in Conquerall Bank.

7. Awarding of Tenders/RFPs

7.1 Award of Cookville Traffic Signal Upgrade Proposal

Larry Feener, Senior Municipal Engineer, reviewed the report, “Award of Cookville Traffic Signal Upgrade Proposal (circulated with the agenda), providing details on the work required to upgrade the driveway entrance to the Wastewater Treatment Facility.

2026-066 Moved by Councillor Burns, seconded by Councillor Hubley that Municipal Council award the work required to upgrade the Provincially owned traffic signals in Cookville to accommodate the new driveway entrance to the Municipal Wastewater Treatment Facility at 401 Highway 10 in the amount of \$100,870, excluding HST and including a 10% contingency.

It was clarified that staff was not anticipating having to request additional funds for this project.

The Motion on the floor was voted on and carried unanimously.

8. Presentations/Scheduled Times

8.1 Century Drive

Glen Hebb, member of the Hebbville Village Commission, presented concerns regarding Century Drive, highlighting it as a significant safety hazard due to high traffic volumes, including heavy truck traffic (circulated with the agenda).

Mr. Hebb, on behalf of the Hebbville Village Commission, requested Council’s support in escalating the matter to the Department of Public Works. Council agreed that concerns would be forwarded to the Department of Public Works and it would support the Commission’s request for a further study to identify short and long-term solutions.

Mr. Hebb left the meeting.

7.2 Award of Capital Project – Supply & Installation of Cubit Modular Vault Building & Change Room Building at Mush-A-Mush Beach Park

Maria Butts, Project Manager, reviewed the report, “Award of Capital Project – Supply and Installation of Cubit Modular Vault Building and Change Room Building at Mush-a-Mush Beach

Park” (circulated with the agenda), providing details on the submissions received and the recommendation to use alternate procurement to purchase modular buildings from Cubit. It was noted that the change rooms would meet all accessible requirements, including:

- Interior size meets minimum circumference
- Fixtures heights and dimensions
- Entrance elevation/slope
- Platform turning radius
- Ramp
- Location of the facilities was based on recommendations from the accessibility audit

2026-067 Moved by Councillor Smith, seconded by Councillor Burns that Municipal Council approve the use of alternate procurement as per Section 19 of Policy 033 Purchasing & Tendering, to purchase two modular buildings from Cubit for installation at Mush-A-Mush Beach Park, one double waterless vault building and one double change room building, for a combined total of \$84,500, excluding HST. Carried unanimously.

7.3 Award of RFQ 2026-01-300 Portable Toilet Rentals & Servicing

Trudy Payne, Director of Recreation, Parks & Tourism, reviewed the report, “Award of RFQ 2026-01-300 Portable Toilet Rentals and Servicing” (circulated with the agenda), providing details on the submissions received and the recommendation to award the project to Dalton Joudrey Plumbing & Heating Ltd.

Ms. Payne reported that Dalton Joudrey Plumbing & Heating Ltd. was the current provider and had a history of providing good service and responding quickly to issues.

2026-068 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council award RFQ 2026-01-300 Portable Toilet Rentals and Servicing, for a three (3) year rental servicing contract, to Dalton Joudrey Plumbing & Heating LTD., for the amount of \$80,609.94, excluding HST.

It was noted that:

- the service contract covered 12 toilet rentals, 2 of which were serviced year round
- each park had 1 accessible toilet

The Motion on the floor was voted on and carried unanimously.

7.4 Award of Community Hub Fitup – Program Space and Business Hub

Dave Waters, Director of Economic Development, reviewed the report, “Community Hub Fitup – Program Space and Business Hub” (circulated with the agenda), providing details on the project and the recommendation to award the work to RCS Construction Inc.

Mr. Waters advised that additional information on costs was received from the contractor after the first report was published, concerning the fit-up tender for the second portion of the

Community Hub, specifically the program space, business hub, library space, and upper-level areas.

Mr. Waters explained that the original quote was \$978,000 which was later revised to approximately \$1,050,000 due to missing components. Following a re-tendering of several components, the revised quote decreased to \$925,600, aligning with budget expectations. He further explained that millwork costs were still under review and may be decreased further.

2026-069 Moved by Councillor Hubley, seconded by Councillor Burns that Municipal Council approve the use of alternative procurement, as per Section 19 of Policy 033 Purchasing & Tendering, to award RCS Construction Inc. the Fitup Tender for completion of the Program Space and Business Hub in the amount of \$925,600 excluding HST.

Mr. Waters clarified that:

- The requested approval represented a maximum amount of \$925,600.
- Final millwork costs would be incorporated into a future report.
- Any reductions from the current amount would be presented at that time.
- Immediate approval was necessary to prevent project delays and increased costs.

The Motion on the floor was voted on and carried unanimously.

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards

10.1. Policy & Strategy Committee

10.1.1 Proposed Amendments to Policy 058 Fees

A recommendation from the Policy & Strategy Committee regarding the proposed amended Policy 058 Fees was circulated with the agenda.

April Whynot-Lohnes, Municipal Clerk, reviewed the proposed amendments.

2026-070 Moved by Deputy Mayor Veinotte, seconded by Councillor Reinhardt that Municipal Council approve the proposed amendments to Policy 058 Fees as presented. Carried unanimously.

10.2 Fire & Emergency Services Committee

10.2.1 Recommendations for Appointments to the Fire & Emergency Services Committee

A recommendation from the Fire & Emergency Services Committee regarding appointments to the Committee was circulated with the agenda.

Alex Dumaresq, Deputy CAO, explained the membership structure of the committee and advised that the four nominated members were all returning members.

2026-071 Moved by Councillor Hubley, seconded by Councillor Bell that Municipal Council appoint Brian Keizer, Chief Darren Mulock, Deputy Chief Dean Schmeisser and Firefighter Emily Bowers to serve as fire representatives on the Fire & Emergency Services Committee, for a 1-year term. Carried unanimously.

11. Staff Reports

11.1 Finance

11.1.1 Council 2026-27 Capital Budget Amendment

Elana Wentzell, Director of Finance, reviewed the report, "2026-27 Approved Capital Budget Amendment" (circulated with the agenda), explaining the inadvertent omission of the New Germany Legion Sewer Lateral project from the March 24, 2026 capital budget.

2026-072 Moved by Councillor Smith, seconded by Councillor Hubley that Municipal Council approve \$25,000 for the New Germany Legion Sewer Lateral project as an amendment to the 2026-27 approved Capital Budget. Carried unanimously.

12. Mayor's/Deputy Mayor's/Councillors' Matters

12.1 LCLC Update

Deputy Mayor Veinotte's update on matters of the Lunenburg County Multi-Purpose Lifestyle Community Centre is attached to the Minutes.

12.2 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended agenda briefings and the Mayors' Breakfast.

12.3 Mayor's Update

Mayor McLean-Wile's updates are attached to the Minutes.

13. Added Items - Nil

14. In Camera - Nil

15. Adjournment

There being no further business, the meeting adjourned at 10:10 a.m.

LCLC Update- Council Meeting April 28, 2026

The following is a brief update on finances, capital projects, operations, and programming at the LCLC following our last board meeting on

For capital projects, the aquatic tile condition assessment has been completed, and the LCLC is moving forward with storage solutions. Looking ahead, the new ice resurfacers are expected in July 2026. IT upgrades for this phase are now complete, and work continues on the new website, with a full transition expected by the end of the month. Interior painting and drywall repairs have been completed in several areas, with additional ceiling repairs near the library being scheduled. Accessibility improvements are also progressing, including the installation of a new lift and updated signage in the aquatic centre.

From an operations perspective, staff continue working toward required safety certifications. A temporary repair was completed on the therapy pool pump, with full replacement planned this summer. New roof leaks caused by winter and spring weather have been identified, and a contractor has provided quotes for repair.

Programming remains strong. Winter swim lessons had over 300 participants, and 13 new swim instructors were certified. Recreation programs continue to see high participation, with over 3,700 visits this past winter and strong March Break camp numbers.

In terms of events and usage, the facility hosted seven Junior B playoff games in March, attracting over 5,500 spectators. Overall facility usage is up year-to-date, with more than 118,000 visits, including nearly 14,800 during March Break.

Finally, staff continue to expand advertising and sponsorship opportunities, with preparations underway for new in-ice logos and advertising tied to the new resurfacers.

Mayor's Report

April 28, 2026

I attended the International Network of Michelin Cities Startup Pitch Competition in Bridgewater. Seven entrepreneurs presented for the opportunity to advance to Cuneo, Italy this October. I'm pleased to share that the winner was Gregg Curwin of Petite Rivière Farming Company.

Gregg is a well-known and successful business builder in our region, and many will recognize him as the founder of TruLeaf Sustainable Agriculture. That venture focused on vertical farming, using hydroponic technology, LED lighting, and reclaimed rainwater to grow greens year-round indoors. It is estimated to be up to 30 times more efficient than traditional agriculture, using significantly less land and water. TruLeaf has since been acquired by McCain Foods.

Gregg's newest venture is focused on growing greens for medicinal purposes, using the chemical properties of these plants to help address chronic diseases. This is an exciting example of innovation happening right here in our region, and we wish him continued success as he represents our community internationally.

The Regional Growth Management Committee met recently and agreed to host an educational workshop for councillors focused on the development of the water tower and the broader water servicing needs in the area. This session is expected to take place in late September or early October and will help inform future discussions and decision-making.

Deputy Mayor Veinotte, Councillor Brooks, CAO Tom McEwan, and I also met to discuss next steps in advancing Council's economic development strategic priority. This work will continue to evolve as we look at how best to align our efforts and focus our discussions at the Council table.

I had the pleasure of delivering congratulatory remarks at the Municipal Volunteer Reception held at the Best Western. Twenty-six volunteers were recognized for their outstanding contributions to our communities. Mike Wilson was selected as Lunenburg County's nominee for the provincial volunteer recognition event this fall. It was a strong reminder of the impact volunteers have in making our communities vibrant and welcoming.

I also joined Mayor Mitchell at the Mayors' Breakfast hosted by the Bridgewater and Area Chamber of Commerce. I spoke about our Council's strategic priorities and how they are reflected in the 2026–27 budget approved on March 31. The format of the event — short presentations followed by a question-and-answer session — worked well and allowed for meaningful dialogue. The feedback I received was very positive.

On Sunday, April 26, I attended the 85th birthday celebration for Jack Wentzell, a former Warden of the Municipality. The large turnout at the Parkdale Maplewood Community Hall spoke to the deep respect he holds within his community and across the region.

I noted in my remarks that I would not have the opportunity to serve as Mayor today without Jack's leadership and vision. He was instrumental in the transition from a Warden system to an elected Mayor — a forward-thinking approach at the time, particularly for a rural municipality. He believed strongly that this model would help reduce divisions and competition among councillors, and that perspective continues to shape how we govern today.

Thank you.