

**SPECIAL COUNCIL MEETING
APPROVED MINUTES**

DATE: November 26, 2025
TIME: 4:00 P.M.
PLACE: Council Chambers

PRESENT:

Councillor Jody Jackson, Councillor, Jill Chandler, (arrived at 4:15 PM)
Councillor Jeff MacDonald, Councillor Ron Dowling (arrived at 4:12 PM)
Councillor, Gordie Cox (online)

Jeremy Crosby, CAO
Jeremy Pierce, Deputy CAO & Recreation Director,
Wendy Watts, Community and Business Engagement manager,
Jeannie Woodard, Infrastructure Manager,
Carter Livingston, Project Manager
Phil Rough, Town Planner,
Sarah Kennedy, Development Officer
Neala Smallman, Recording Clerk

REGRETS: Mayor, Steve Ogden

CHAIR: Deputy Mayor Steve Gallant

1. CALL TO ORDER

We acknowledge the land upon which we gather is the unceded territory of the Mi'kmaq, and we pay our respects to the Indigenous Mi'kmaq People of this territory past, present, and future.

Deputy Mayor Gallant called the meeting to order at 4:01 PM

2. DECLARATION OF CONFLICT OF INTEREST

No conflict of interest was declared.

3. APPROVAL OF AGENDA

It was moved by Councillor MacDonald and seconded by Councillor Jackson that the agenda be approved as circulated.

4. INFRASTRUCTURE

- a) **Resolution INC009-2025 Waterfront Pavilion Centre Design & Build Services**

Moved by Councillor Jody Jackson
Seconded by Councillor Jeff MacDonald

WHEREAS the 2025 Town capital budget includes \$2,200,000.00 (excluding HST), a portion of which is funded by the Atlantic Canada Opportunities Agency, for the design and construction of the Waterfront Pavilion Centre; and

WHEREAS proposals were received on November 18, 2025, from proponents to provide design and construction services for the Waterfront Pavilion Centre; and

WHEREAS four submissions were received and were evaluated by a review committee, who ranked each submission out of a total score of 100 with the following results:

Proponent	Total Score
Leading Edge Homes Construction & Developments Inc.	80.94
Craftsman Construction Ltd.	85.33
CP Construction Services Inc.	84.64
APM MacLean	86.17

AND WHEREAS APM MacLean, having the highest score, submitted a total price for the design and construction of the Waterfront Pavilion Centre of \$2,464,798.00 (HST excluded); and

WHEREAS the price provided by APM MacLean exceeds the capital budget by \$264,798.00 (HST excluded).

BE IT RESOLVED that the design and construction of the Waterfront Pavilion Centre project be awarded to APM MacLean in the amount of \$2,464,798.00 (HST excluded); and

BE IT FURTHER RESOLVED that a supplemental Town capital budget of \$264,798.00 (HST excluded) be approved to increase the Waterfront Pavilion Centre project budget to \$2,464,798.00 (HST excluded).

This resolution bears the recommendation of the Infrastructure Committee and the Recreation and Culture Committee as determined via email polls conducted between November 21 and November 24, 2025.

CARRIED (5-0)

5. ADJOURNMENT

The meeting was adjourned at 4:23 PM.

X

Steve Ogden
Mayor

X

Jeremy Crosby
CAO

X

Neala Smallman
Approved - December 10, 2025