

**COMMITTEE OF THE WHOLE  
TOWN OF LUNENBURG**

April 29, 2025 | 6 pm

Lunenburg Town Hall - Council Chamber



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Present Mayor Jamie Myra, Deputy Mayor Rachel Bailey, Councillors Renea Babineau, Debbie Dauphinee, Gale Fullerton, Alex Greek and Alison Strachan

Also present Marvin Macdonald, Interim CAO  
Tyson Joyce, Director of Public Works  
Kayla Byrne, Legislative and Policy Manager  
Kathleen Rafuse, Deputy Finance Director  
Jacob McGuigan, Accountant

Call to Order The Chair called the meeting to order at 6:00 p.m.

Land Acknowledgment The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.

Approval of Agenda Moved and seconded that Committee of the Whole approve the agenda for the April 29, 2025 meeting as presented.

**Motion carried unanimously**

Capital and Operating Budgets Staff presented the proposed 2025/26 operating and capital budgets for the town general, water utility and electric utility.

Councillors asked various clarifying questions.

Councillors also inquired about the prioritization process for capital projects. There was discussion around the need for a safe pedestrian connection from Centennial Avenue to James Road. Staff confirmed the location has known safety challenges due to poor sightlines and advised that a site assessment and design review would be needed before any capital investment could be recommended.

Questions were also raised about the resurfacing and sidewalk installation for Maple Avenue, currently scheduled for 2027–28. Councillors noted strong feedback from residents about poor road conditions and limited pedestrian infrastructure. Staff clarified that the capital plan builds on prior years and is updated as new priorities emerge, but Council can direct changes. The possibility of provincial cost-sharing was discussed, as the road is part of Trunk 3. Staff

indicated the Town has already submitted this project for potential cost-sharing but has not yet received a response.

The condition of the Old Fire Hall roof was also discussed. While budget funding is proposed for the roof, some members expressed concern about investing in the building without a clear plan for its use. Staff confirmed the roof is deteriorating, but deferring repairs by a year would not drastically worsen conditions. There was interest in exploring adaptive reuse possibilities, potentially for housing, in partnership with Parks Canada, and Council discussed the value of issuing a Request for Interest (RFI).

The budgets will return for further discussion at a future meeting. It was also noted a more fulsome presentation on the electric utility budgets will be presented at the May 13 meeting.

Academy Roof Repairs

Staff explained that the Academy roof is experiencing active leaks, and a condition assessment completed in 2024 identified targeted areas requiring repair, particularly around membrane valleys near dormers and towers.

Staff emphasized the importance of proceeding promptly to mitigate delays due to supply chain constraints and to align with the March 31, 2026 completion deadline required under a pending Parks Canada grant application.

Moved and seconded that Committee of the Whole direct staff to proceed with issuing the tender for the Lunenburg Academy Roof Repairs Project as outlined in the April 17, 2025 staff report, and that this item return to Council at the next regular meeting for consideration of pre-approval in the 2025/26 Capital Budget.

**Motion carried unanimously**

Public Input Session on Proposed Budgets

Duncan Kroll urged Council to communicate the scale of future capital expenditures more broadly to ensure residents are informed and prepared. He recommended that the Council focus on core infrastructure and questioned the sustainability of maintaining current service levels without tax increases.

Teresa Quilty expressed concern about the overall magnitude of the projected \$55 million in capital spending.

Jesse Ward inquired about potential additional capital costs related to the Star Street daycare site, items in the electric utility budget, sidewalk prioritization, and the outcome of a previous grant application for Town Hall. He also emphasized the importance of

transparency around external funding efforts.

Adjournment

There being no further business, the meeting adjourned at 8:15 p.m.

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Minutes were read and approved.