

**COUNCIL MEETING AGENDA  
TOWN OF LUNENBURG**

Tuesday, January 27, 2026 | 6 pm  
Lunenburg Town Hall - Council Chamber



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- Present Mayor Jamie Myra, Deputy Rachel Bailey, Councillors Alex Greek, Debbie Dauphinee, Renea Babineau, Gale Fullerton, and Alison Strachan
- Also present Paul Nopper, CAO  
Marc Kiely, Director of Community Development  
Kayla Byrne, Municipal Clerk  
Jamie Deans, Communications and Events Coordinator  
Darren Romkey, Fire Chief
- 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 Council approve the agenda for the January 27, 2026 meeting as presented.  
**Motion carried unanimously**
- Approval of Minutes Moved and seconded that Council approve the January 13, 2026 meeting minutes as presented.  
**Motion carried unanimously**
- Young Chefs Program Council received a presentation on the Young Chefs program, a free, volunteer-led cooking initiative for children and youth that began in 2024. The program focuses on teaching basic cooking skills, healthy nutrition, food literacy, and social connection through hands-on cooking sessions.  
  
Following the presentation, Council made the following motion:  
Moved and seconded that Council approve the complimentary use of the Community Centre kitchen by the Young Chefs program for a trial run, in coordination with Town staff.  
**Motion carried unanimously**
- Recess The Mayor called a recess from 6:24 p.m. until 6:25 p.m.
- Property Valuation Services Council received a presentation from Property Valuation Services Corporation (PVSC), providing an overview of the property assessment

Corporation	<p>system in Nova Scotia and the 2026 assessment roll for the Town of Lunenburg.</p> <p>The presentation reviewed the mass appraisal process, including the use of a retrospective market value date (January 1, 2025 for the 2026 roll), neighbourhood-based analysis, and accepted appraisal standards.</p> <p>The presentation also provided an overview of the Capped Assessment Program (CAP), explaining eligibility, how the Consumer Price Index (CPI) is applied, and the distinction between assessed value, capped value, and taxable value.</p> <p>Council discussion focused on:</p> <ul style="list-style-type: none"> <li>• Clarification of assessment increases versus cap-adjusted taxable values used for municipal budgeting.</li> <li>• How new construction and permitted improvements affect capped assessments.</li> <li>• Differences between residential and commercial assessment growth and their implications for tax rates.</li> <li>• Eligibility for the Capped Assessment Program, including treatment of non-resident and seasonal property owners.</li> <li>• How neighbourhoods are defined for mass appraisal purposes in a small municipality such as Lunenburg.</li> <li>• The role of the CAP in supporting housing affordability and stabilizing tax impacts for long-term residents.</li> <li>• Ongoing public confusion regarding the relationship between purchase price, assessed value, and resulting tax bills.</li> </ul> <p>Council members emphasized the importance of public education around assessments and taxation, particularly for new property owners, and acknowledged the stabilizing effect the CAP has had on housing affordability in the community.</p>
Recess	The Mayor called a recess from 7:10 p.m. until 7:14 p.m.
Public Input	None.
Correspondence	<p>Council received correspondence from the Town of Mahone Bay regarding the exploration of potential collaboration and shared service opportunities related to municipal electrical utilities.</p> <p>Council received correspondence from the Municipality of the District of Lunenburg inviting Council to attend a presentation on the completed Lunenburg County Housing Market Study.</p>
Fire Chief's 2025 Annual Report	Council received the Fire Chief's 2025 Annual Report. Council members expressed appreciation for the volunteer fire department's service and

commitment, noted the significant amount of training undertaken by members, discussed how training hours are reported, highlighted strong average member response per call, and acknowledged ongoing challenges related to declining membership and the importance of mutual aid and employer support for volunteers.

Appointments:  
Heritage Officer &  
Development  
Officer

Moved and seconded that Council appoint Alan Howell as a Development Officer, and Marc Kiely as a Heritage Officer for the Town of Lunenburg.

**Motion carried unanimously**

Notices of Motion,  
Information  
Requests and  
Councillor Reports

Council members shared brief updates and community acknowledgements, including recognition of the International Holocaust Remembrance Day, upcoming community events, and the availability of external funding opportunities for community organizations.

Updates were provided on recent meetings and board involvement, as well as general information related to long-term community projects. Public safety reminders were shared, emphasizing emergency preparedness and awareness.

The Mayor acknowledged recent severe weather events and expressed appreciation to Town staff, including Public Works and the Fire Department, for their efforts in maintaining services and supporting the community during storm conditions.

Items for  
Consideration at  
COTW

The next Committee of the Whole meeting is scheduled for Tuesday, February 3, 2026.

Closed Session

Moved and seconded that Council move into closed session at 7:32 p.m. for agenda item 15.1 Personnel Matter.

**Motion carried unanimously**

Revert to Open  
Session

Council reverted to open session at 9:09 p.m.

Adjournment

There being no further business, the Council meeting adjourned at 9:10 p.m.

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Minutes were read and approved.