
2025/26 CAPITAL BUDGET PRESENTATION TOWN GENERAL

APRIL 29, 2025

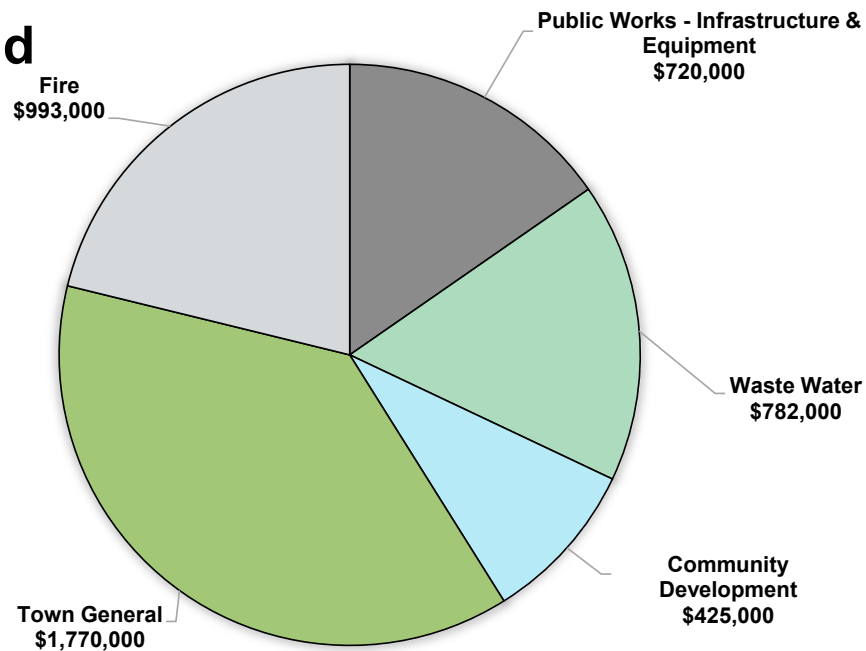


TOWN GENERAL TOTAL CAPITAL BUDGET (EXCLUDING WWTP UPGRADE)



■ Town General Fund

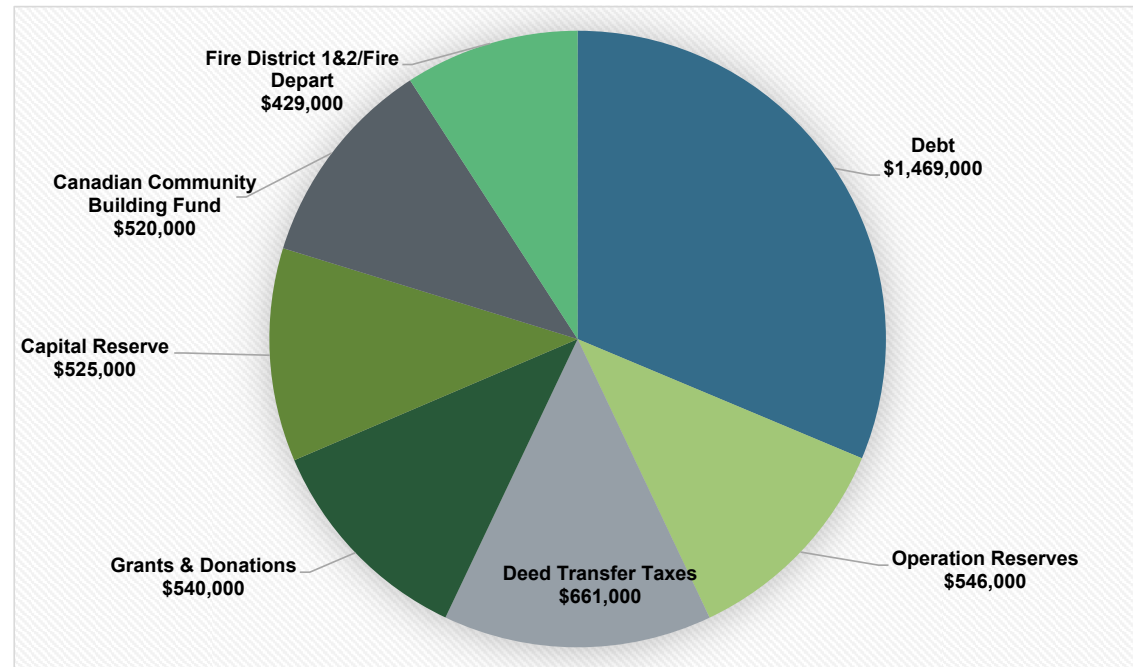
- \$4,690,000



2025/25 DRAFT CAPITAL BUDGET PROPOSED FINANCING (EXCLUDING WWTP UPGRADE)



- Town General Fund
 - \$4,690,000



2025/25 DRAFT CAPITAL BUDGET OPERATING RESERVES



**Projected
Operating Reserve
Balance for the
fiscal year ending
March 31, 2025**

Salt Reserve	\$52,000
Fire Personal Protective Equipment	75,000
Election Expenses	NIL
Sewer Reserves-General	736,000
Sewer Reserves- Plant Upgrade	858,000
Sewer Reserves-Biofilter media	74,000
Recreation	62,000
Pro Kids	32,000
Operating Reserve-General	305,000
Operating Surplus Reserve	<u>196,000</u>
TOTAL	<u>\$2,390,000</u>

2025/25 DRAFT CAPITAL BUDGET CAPITAL RESERVES



Projected Capital Reserve Balance for the fiscal year ending March 31, 2025

Other Equipment	\$1,100,000
Ice Resurfacer Reserve	17,000
Public Works Equipment	102,000
Fire Equipment	180,000
CCBF (formally Gas Tax)	535,000
Deed Transfer Tax	<u>1,000,000</u>
TOTAL	<u>\$2,934,000</u>

TOWN GENERAL BUILDING IMPROVEMENTS



■ Town Hall

- This will be a multi-year project that will address recommendations from the Building Envelope conditions assessment. The highest priority item is roof repairs.

Budget for Current Phase: \$700,000



TOWN GENERAL BUILDING IMPROVEMENTS



- Old Fire Hall
 - Roof Membrane Removal and Replacement
 - **Budget: \$250,000**
- Lunenburg Academy
 - Roof Repairs
 - **Budget \$750,000**
- Lunenburg Academy
 - Public Washroom Site Preparation
 - **Budget \$10,000**



TOWN GENERAL PROGRAMS



- Beautification
 - Urban Forest
 - **Budget: \$40,000**

- Equity, Diversity & Inclusion
 - Interpretative Panels for Parks
 - **Budget: \$20,000**



PUBLIC WORKS NEW SIDEWALK RENEWALS



- Starr Street Sidewalk-Lincoln to New Daycare Site
 - Design and preparation of tender documents for new sidewalk to connect the new Daycare to existing network at Lincoln Street.
 - Approximately 390m of sidewalk
 - **Budget: \$36,000**

PUBLIC WORKS STREET RECONSTRUCTION/RESURFACING



- Pelham St – Prince St. to King Street
 - Street reconstruction including subgrade, base gravels and asphalt
 - **Budget: \$300,000**



PUBLIC WORKS STREET IMPROVEMENTS



- Accessibility Improvements
 - **Budget: \$20,000**
- Flashing Beacon Lights
 - **Budget: \$44,000** *This is a carry forward project from the 2024/25*
2 of 4 sites have been installed.
- Downtown Traffic Improvements
 - **Budget: \$50,000**



PUBLIC WORKS EQUIPMENT



- New Salt Truck (09 Replacement)
 - Budget: \$250,000
- Miscellaneous Tools
 - Budget: \$20,000



WASTEWATER TREATMENT PLANT



- Biofilter Media
 - Remove and replace the existing biofilter media materials utilized for odour suppression at WWTP and perform general maintenance of the system.
 - **Budget: \$170,000**
- Various Items
 - Upgrade/replacement of smaller capital items for Plant
 - **Budget: \$35,000**



WASTEWATER TREATMENT PLANT



- Plant Upgrade- Approved Previously
 - Upgrading the WWTP with SBR technology. Tender has been awarded for this project.
 - **Budget: \$12,075,000**



WASTEWATER TREATMENT STORM SYSTEM



- Storm Separation Plan
 - Creation of storm system master plan to guide future storm separation work
 - Pre-approved
 - **Budget: \$127,000** *Work is underway*
- Pelham Street-Hopson St. to King St.
 - Phase one of two, this is a major scope between Prince and King on Pelham St. Includes new storm main, manhole and catch basins.
 - **Budget: \$65,000**



WASTEWATER TREATMENT SANITARY SYSTEM



- Brook Street Station Upgrades
 - Requires upgrades including alterations and repairs and replacement of force main piping, new mechanical pipe and fittings which will improve operation and extend lifespan.
 - **Budget: \$230,000**
- Pelham Street-Hopson St. to King St.
 - Planned sanitary system upgrades in two phases. Phase 1 is from Prince to King on Pelham St. Includes removals, 98m of main and 3 new manholes.
 - **Budget: \$155,000**



BANDSTAND RESTORATION & ACCESSIBLE WALKWAY



- This project was preapproved by Council on March 3, 2025. This project will address the structural issues that were identified by RJC Engineer in October 2024 by blasting and recoating the steel columns, replacement/repairs of the wood decking, guardrails and benches. An accessibility ramp and repairs and recoating of the ornamental steel will also be undertaken.
- **Budget: \$345,000**



COMMUNITY DEVELOPMENT BASEBALL FIELD REPAIRS



- To improve field drainage by installing a French drain tied to a box culvert undertaken by Public Works.
- **Budget: \$ 10,000**



COMMUNITY DEVELOPMENT COMMUNITY CENTRE ACCESSIBLE ENTRANCE



- An Accessibility Audit was completed in Spring of 2023 and recommended upgrades to the Community Centre entrance.
- **Budget: \$ 40,000**



COMMUNITY DEVELOPMENT COMMUNITY CENTRE EXTERIOR



- Remove existing non-functioning door and provide concrete base to prevent water infiltration.
- **Budget: \$ 20,000**



COMMUNITY DEVELOPMENT COMMUNITY CENTRE: GYM FLOOR REFINISH



- To repair gym floor, seal, paint new game lines and add top gloss coat.
- **Budget: \$ 10,000**



FIRE DEPARTMENT



- GMC Tanker (02) #6 Replacement (pre-approved September 10, 2024)
- **Budget \$798,000**
- This is a replacement tanker for the #6 tanker. The truck is on order and is anticipated to be received in the fall. This truck is cost shared 50/50 with the District.

FIRE DEPARTMENT



- Fire Rescue Boat #8-Motor Replacements
The Fire/Rescue boat was purchased in 2016 and is 26 feet in length and is equipped to fight fires as it has a 450 gallon per minute pump. The two motors require replacement as parts are becoming hard to access. The \$50,000 cost will be funding 100% by the Fire Department.



FIRE DEPARTMENT



- Other
 - Concrete Apron Replacement
 - **Budget: \$145,000**

The concrete apron is crumbling apart in the middle and extends across all 4 bay door entrances.





DRAFT TOWN OPERATING BUDGET 2025/26

APRIL 29, 2025



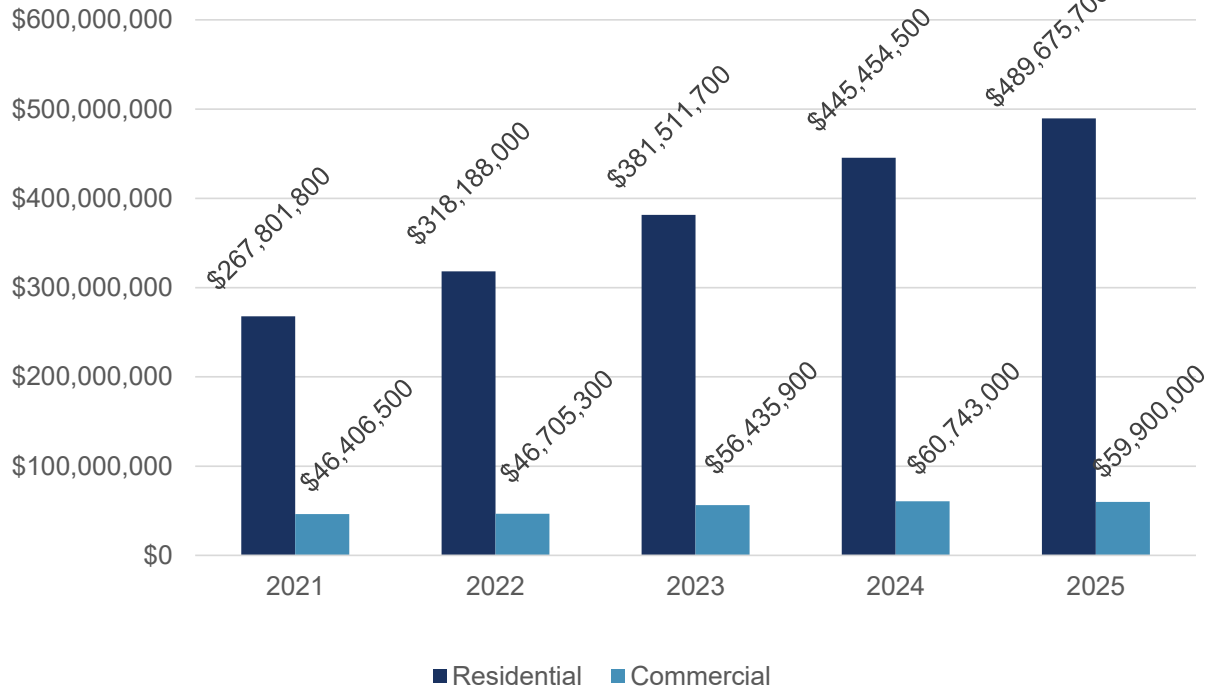
ASSESSMENT TRENDS



- 2025 annual assessment based on market value.
- Captures capital improvement and new construction through building permit process.
- Largely based on sales data.
- Capped assessment increase for 2025 is 1.5%.



Market Value Assessment Trends



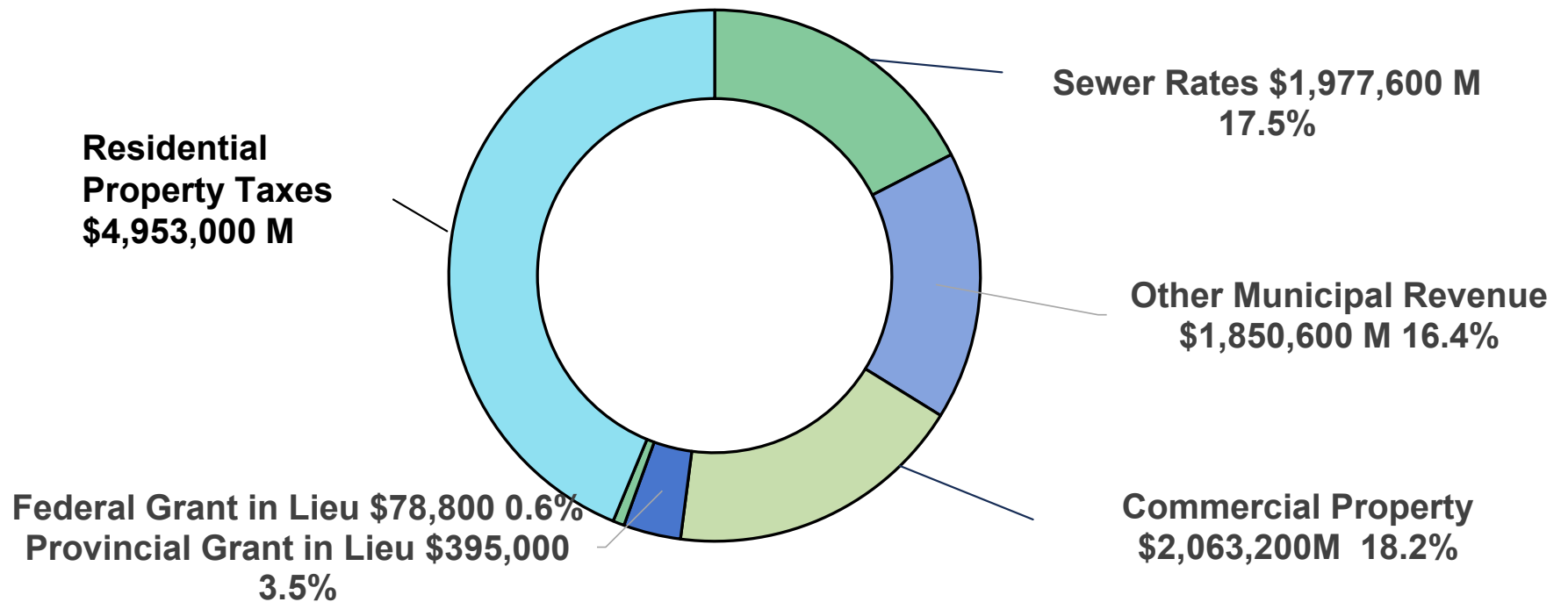
**MARKET VALUE
ASSESSMENT
TRENDS**

TOWN GENERAL 2025/26 DRAFT OPERATING BUDGET

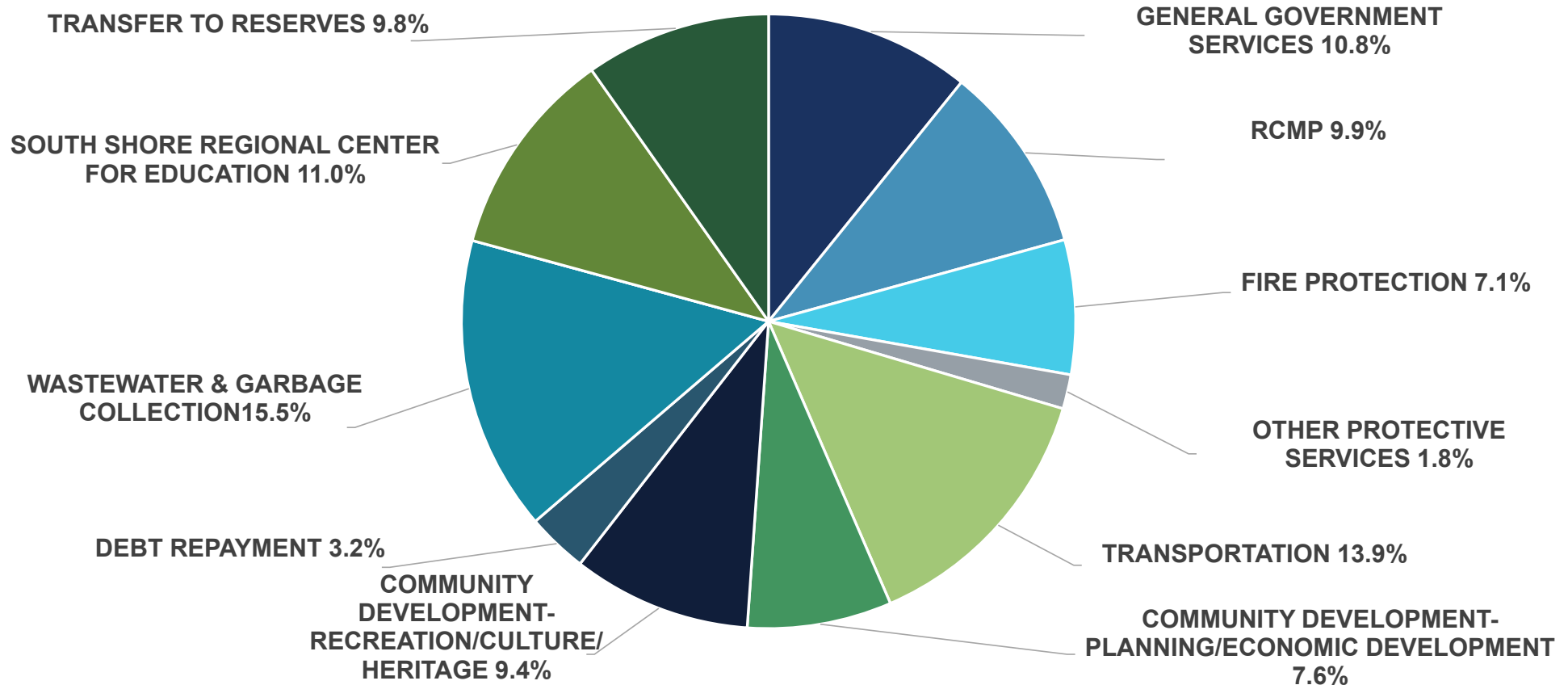


Total Revenue	\$11,318,200
Total Expenditures	<u>11,318,200</u>
Net Budgeted Surplus / Deficit	<u>\$ 0</u>

DRAFT BUDGET REVENUE \$11.318 MILLION



DRAFT BUDGET EXPENDITURES \$11.318 MILLION



MANDATORY EXPENDITURES



CATEGORY	2022/23 ACTUAL	2023/24 ACTUAL	2024/25 FORECAST	2025/26 BUDGET
EDUCATION	\$909,426	\$1,005,065	\$1,144,800	\$1,243,000
ASSESSMENT	\$47,243	\$47,954	\$49,500	\$50,900
CORRECTIONS	\$41,550	\$42,157	\$0	\$0
HOUSING	\$25,162	\$21,226	\$0	\$0
RCMP	\$950,076	\$1,007,475	\$1,069,600	\$1,123,100
TOTAL	\$1,973,457	\$2,123,877	\$2,263,900	\$2,417,000
<i>TOTAL CHANGE</i>		\$ 150,420	\$140,023	\$153,100
<i>% CHANGE</i>		7.6%	6.6%	6.8%

GENERAL GOVERNMENT SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	+13.2%
Change	\$ 142,500
Total General Government	\$1,225,300

GENERAL GOVERNMENT SERVICES (ADMINISTRATION & FINANCE) 2025/26 DRAFT OPERATING BUDGET



Changes	
Council Honorariums	\$ 6,200
Wages & Benefits	\$84,500
HR Administration	\$35,000
Review and Plans	\$30,000
Election Costs	(\$22,000)
Administration Building Operating Cost	\$ 5,100
Assessment Services/Computer Services	\$ 3,700

OTHER PROTECTIVE BUDGET SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	+4.6%
Change	\$ 58,300
Total Other Protection	\$1,329,900

OTHER PROTECTIVE SERVICES BUDGET 2025/26 DRAFT OPERATING BUDGET



Changes	
RCMP	\$50,100
By-law Enforcement Officer	\$ 8,200

FIRE PROTECTION 2025/26 DRAFT OPERATING BUDGET



% Change	+1.8%
Change	\$ 14,400
Total Fire Protection	\$ 799,700

FIRE PROTECTION 2025/26 DRAFT OPERATING BUDGET



Changes	
Administration	\$(1,700)
Fire Fighting Force	\$ 4,900
Fire Station & Buildings	\$(2,500)
Fire Equipment	\$ 700
Personal Protective Equipment Reserve Transfer	\$12,000
Junior Fire Fighting Program	\$ 1,000

TRANSPORTATION SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	+4.3%
Change	\$ 64,500
Total Transportation Services	\$1,586,600

TRANSPORTATION SERVICES 2025/26 DRAFT OPERATING BUDGET



Changes	
Fleet Fuel, Repairs, Supplies	\$ 20,000
Wages & Benefits	\$101,700
Street Lighting	\$ 13,000
Miscellaneous Supplies	\$ 4,800
Parking & Traffic Study	\$(75,000)

ENVIRONMENTAL HEALTH (WASTEWATER TREATMENT & GARBAGE) 2025/26 DRAFT OPERATING BUDGET



% Change	+9.1%
Change	\$ 139,300
Total Environment Health Services	\$1,748,700

ENVIRONMENTAL HEALTH (WASTEWATER TREATMENT & GARBAGE) 2025/26 DRAFT OPERATING BUDGET



Changes	
Lift Station Cleaning	\$ 10,000
Wages & Benefits	\$ 28,000
Utilities/Insurance/Interest on Debt	\$ 8,900
Sludge Disposal	\$ 25,000
Biofilter Media Reserve	\$ 75,000
Waste Collection	\$ (7,600)

COMMUNITY DEVELOPMENT SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	-15.0%
Change	\$(152,900)
Total Community Development Services	\$863,500

COMMUNITY DEVELOPMENT SERVICES 2025/26 DRAFT OPERATING BUDGET



Changes-Planning & Economic Development

Wages & Benefits

(\$ 33,400)

Block House Hill Planning & Upper Land
Development (Upper King Street.)

(\$ 16,000)

Advertising

\$ 2,000

Wayfaring Signage

\$ 7,000

Tourism Expenses

\$ 3,500

Economic Impact Study

(\$ 87,000)

Economic Development Salary/Support Costs

(\$ 2,700)

COMMUNITY DEVELOPMENT SERVICES 2025/26 DRAFT OPERATING BUDGET



Changes (Property Holdings)	
Old Fire Hall	(\$ 34,800)
CN Station	\$ 27,300
Lunenburg Academy	(\$ 10,900)
Public Washroom	\$ 3,000
Cemetery	(\$ 10,900)

RECREATION AND CULTURAL SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	4.6%
Change	\$ 47,200
Total Recreation & Cultural Services	\$1,068,400

RECREATION AND CULTURAL SERVICES 2025/26 DRAFT OPERATING BUDGET



Changes	
Wages & Benefits/Training	\$ 27,300
Vehicle Maintenance	\$ 1,500
Parks & Playgrounds	\$ 3,700
Debenture Interest	\$ (1,100)
Arena/Community Centre Maintenance/Grounds	\$ 21,200
Heritage Salaries	\$ (10,400)
UNESCO Joint Promotion	\$ 5,000

FISCAL SERVICES 2025/26 DRAFT OPERATING BUDGET



% Change	5.0%
Change	\$ 129,900
Total Fiscal Services	\$2,714,100

Changes	5.0%
Debenture Principal Payment	\$ 47,000
Reserve Transfers	\$ (15,300)
Education	\$ 98,200

2025/26 PROPOSED SEWER RATES



CATEGORY	24-25 APPROVED RATE	25-26 PROPOSED DRAFT RATE
RESIDENTIAL	\$718.85	\$735.38
COMMERICAL PER \$100 OF ASSESSMENT	\$0.6869	\$0.7027
CHURCHES (QUARTERLY)	\$422.20	\$431.91
% CHANGE	4%	2.3%
RESIDENTIAL CHANGE	\$27.65	\$16.53

2025/26 PROPOSED TAX RATES



CATEGORY	24-25 APPROVED RATE	25-26 PROPOSED DRAFT RATE
RESIDENTIAL/RESOURCE PER \$100 OF ASSESSMENT	\$1.376	\$1.376
COMMERICAL PER \$100 OF ASSESSMENT	\$3.358	\$3.358
% CHANGE	0%	0%



2025/26 CAPITAL BUDGET PRESENTATION WATER UTILITY

APRIL 29, 2025



WATER UTILITY BUILDING IMPROVEMENTS



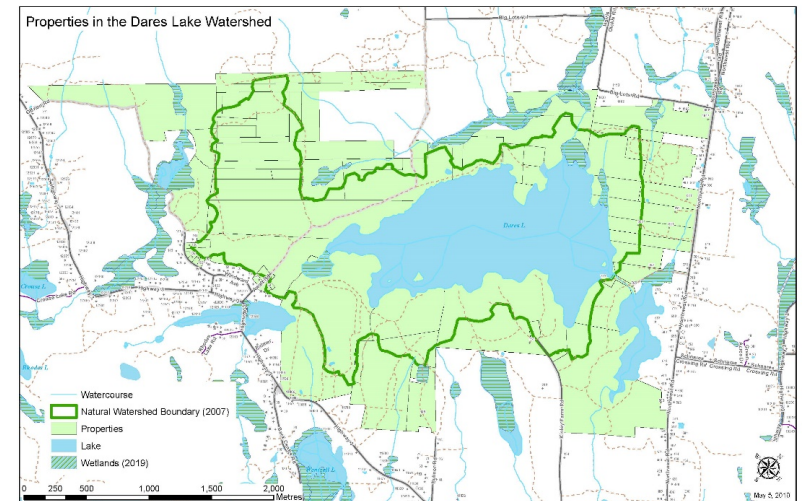
- Chlorine Scales Upgrades
 - Currently there are 2 banks of four chlorine tanks at the Water Treatment Plant and each bank has a scale to monitor chlorine content. The scope of this project is to install a scale on each individual tank to provide better monitoring, improve safety as well as a potential cost savings in chlorine use.
 - **Budget: \$60,000**



WATER UTILITY BUILDING IMPROVEMENTS



- Repair Spillway
 - Construction of spillway at Dares Lake (including eel passage)
 - **Budget: \$1,319,000**
- Raw Water Pumphouse Waterproof Foundation
 - **Budget: \$25,000**



WATER UTILITY BUILDING IMPROVEMENTS



- Armouries Exterior Improvements
 - This project will provide funding to make exterior improvements such as window and door upgrades, repairing rotted boards, etc.
 - **Budget: \$25,000**



WATER UTILITY WATER SYSTEM



- Water Meter Rollout
 - Supply and install of residential meters for customers, approved by Council on April 12, 2022.
 - **Budget \$600,000**

- New Services
 - **Budget: \$20,000**

- Replacement Hydrants
 - **Budget: \$20,000**



WATER UTILITY WATER SYSTEM



- Various Renewals
 - Planning/Preparation for future work
 - **Budget: \$26,000**
- Transmission Main Renewal
 - Planning/Preparation for future work
 - **Budget: \$100,000**





WATER UTILITY 2025/25 DRAFT OPERATING BUDGET

APRIL 29, 2025



WATER UTILITY 2025/26 DRAFT OPERATING BUDGET



Total Revenue	\$1,783,000
Total Expenditures	<u>\$1,783,000</u>
Net Budgeted Surplus/Deficit	<u>\$ 0</u>
1.4 % Change	
Change +\$24,700	

The Town's last water rate application was in 2022, the above revenue reflects the April 1, 2024 rates as approved by the Nova Scotia Utility and Review Board.

WATER UTILITY 2025/26 DRAFT OPERATING BUDGET



Changes	
WATER TESTING	\$ 8,000
POWER/SEWER	\$ 8,200
MAINTENANCE OF PLANTS/VEHICLES	(\$ 1,000)
WAGES & BENEFITS	\$43,800
DEPRECIATION EXPENSE	\$13,300
DEBENTURE EXPENSE	\$(1,600)
INSURANCE COST AND NSUARB REGISTRATION	\$ 9,200
WATER DIVIDEND	\$(50,000)
FUEL COSTS	\$ (5,200)



2025/26 ELECTRIC UTILITY DRAFT BUDGET

APRIL 29, 2025



ELECTRIC UTILITY OPERATING 2025/26 CAPITAL BUDGET



Electric Capital Budget

\$3,243,000

The Electric Capital Budget will be reviewed with Council by our electric at the May 13 Council consultant, to give an overview of the projects scheduled to be undertaken this year.

ELECTRIC UTILITY OPERATING 2025/26 DRAFT OPERATING BUDGET



Total Revenue	\$7,646,500
Total Expenditures	<u>\$8,505,900</u>
Net Budgeted Surplus/Deficit	<u>\$(859,400)</u>
5.92 % Change	
Change +\$475,800	

The Electric Utility Operating Budget is the same as was included in the General Rate Application Submission approved by Council on March 25th. The revenue is calculated at current rates as approval for rate changes will be considered by the Nova Scotia Energy Board on July 22, 2025.

