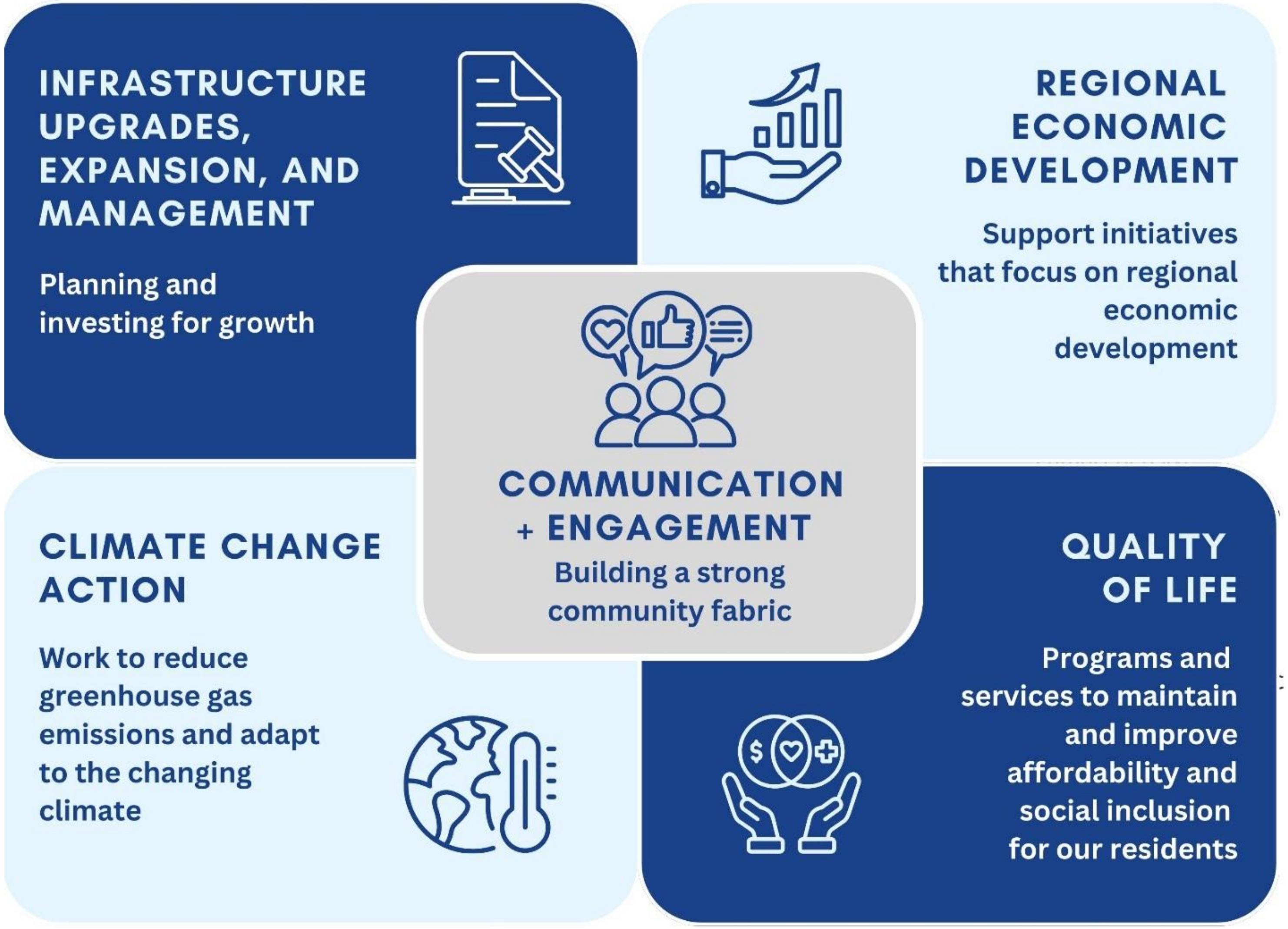
Operating & Capital Budget 2025-26

Council Meeting

April 8, 2025

Council Strategic Plan & Priorities



Infrastructure Upgrades, Expansion & Management

- *Cookville Wastewater Treatment Plant Upgrades*
- *Accessible Trails & Canoe/Kayak Boat Launch at Miller Park*
- *Accessibility upgrades at Indian Falls Park*
- *MARC Ballfield Improvements*
- *Public Consultation for re-imagining the MARC & Wile's Lake Park*

Regional Economic Development

- *Establishment of a Joint Committee for regional collaboration*
- *Cookville Wastewater Treatment Plant Upgrades*
- *Community HUB in the Lumia Collaborative Healthcare Centre*
- *Housing Strategy*

Climate Action

- *Removed tipping fees from brush disposal*
- *Water Supply Upgrade Financing Program*
- *Combat Hemlock Woolly Adelgid in Municipal lands*
- *Annual Tree Planting Program*
- *Identify & Map Environmentally Significant Areas (ESA's)*

Quality of Life & Affordability

- *Development of a fixed transit route to Osprey Village*
- *Increased support for Lunenburg County Wheels*
- *Property Tax Rebate Program expansion*
- *Clean Energy Financing Program*

Communication & Engagement

- *Public engagement initiatives & events*
- *Resident input on land use*
- *Expanding Council meetings into the Community*
- *Development of a Municipal App*

2024-25 Budget – Success Stories

- *Support for the 55+ Games, South Shore Storm, Hike Nova Scotia & other events*
- *Expanded Household Water Supply Lending Program*
- *Adopted Land Conservation Policy*
- *Phase III ESA for Centre School*
- *Awarded property tax rebates to 1,186 Municipal homeowners*
- *6 Council/Committee Meetings to engage the Public in Municipal budget deliberations*

2025-26 Budget Overview

Operating Budget

Revenue	$46,813,800
Expenditures	46,693,200
Surplus	$ 120,600

Capital Budget & Canada Community-Building Fund Investment
$18,370,100 ($6,406,175 Municipal cost net of grants)

2025-26 Proposed Tax Rates

Proposed Tax Rate 2025/26 (per $100 of assessment)
– Residential $0.81*
– Commercial $1.957*
– Commercial Seasonal $1.468*
Sewer Rates*
• Global rate: $0.43 per $100 assessment
• Hebbville rate: $.25 per $100 assessment
Street Light Rates – based on account balances
Hydrant rates – adjusted to recover actual costs $1.270 per $100 of assessment
*No rate increase from previous year

Tax Rate Jurisdictional Scan

Area	Area Type	Year	Residential
BRIDGEWATER	Town	2024/2025	1.850
LUNENBURG	Town	2024/2025	1.376
MAHONE BAY	Town	2024/2025	1.324
LIVERPOOL	Region of Queens	2024/2025	1.895
DIGBY	Rural Municipality	2024/2025	1.300
SHELBURNE	Rural Municipality	2024/2025	1.260
YARMOUTH	Rural Municipality	2024/2025	1.180
VICTORIA	Rural Municipality	2024/2025	1.150
CUMBERLAND	Rural Municipality	2024/2025	1.140
ARGYLE	Rural Municipality	2024/2025	1.110
BARRINGTON	Rural Municipality	2024/2025	1.070
INVERNESS	Rural Municipality	2024/2025	1.050
QUEENS COUNTY	Region of Queens	2024/2025	1.040
CLARE	Rural Municipality	2024/2025	1.040
ANNAPOLIS	Rural Municipality	2024/2025	1.025
ST. MARY'S	Rural Municipality	2024/2025	0.960
COLCHESTER	Rural Municipality	2024/2025	0.885
KINGS	Rural Municipality	2024/2025	0.853
RICHMOND	Rural Municipality	2024/2025	0.850
ANTIGONISH	Rural Municipality	2024/2025	0.850
PICTOU	Rural Municipality	2024/2025	0.815
LUNENBURG	**Rural Municipality**	**2024/2025**	**0.810**
EAST HANTS	Rural Municipality	2024/2025	0.800
GUYSBOROUGH	Rural Municipality	2024/2025	0.770
CHESTER	Rural Municipality	2024/2025	0.685

Area	Area Type	Year	Commercial
BRIDGEWATER	Town	2024/2025	4.070
LUNENBURG	Town	2024/2025	3.358
MAHONE BAY	Town	2024/2025	3.264
LIVERPOOL	Region of Queens	2024/2025	2.995
GUYSBOROUGH	Rural Municipality	2024/2025	2.740
CUMBERLAND	Rural Municipality	2024/2025	2.710
EAST HANTS	Rural Municipality	2024/2025	2.570
BARRINGTON	Rural Municipality	2024/2025	2.560
ARGYLE	Rural Municipality	2024/2025	2.290
KINGS	Rural Municipality	2024/2025	2.287
COLCHESTER	Rural Municipality	2024/2025	2.280
ST. MARY'S	Rural Municipality	2024/2025	2.270
YARMOUTH	Rural Municipality	2024/2025	2.170
RICHMOND	Rural Municipality	2024/2025	2.150
QUEENS COUNTY	Region of Queens	2024/2025	2.140
VICTORIA	Rural Municipality	2024/2025	2.090
CLARE	Rural Municipality	2024/2025	2.070
LUNENBURG	**Rural Municipality**	**2024/2025**	**1.957**
INVERNESS	Rural Municipality	2024/2025	1.910
DIGBY	Rural Municipality	2024/2025	1.850
PICTOU	Rural Municipality	2024/2025	1.825
SHELBURNE	Rural Municipality	2024/2025	1.820
ANNAPOLIS	Rural Municipality	2024/2025	1.800
CHESTER	Rural Municipality	2024/2025	1.500
ANTIGONISH	Rural Municipality	2024/2025	1.430

Impact of Tax Rate on MODL Residents

Average Taxable Residential Assessment $239,230

Average Tax Bill @ $0.81 = $1,938

89% of residential accounts are capped. 2025 CAP = 1.5%

- Existing service standards are maintained.
- Initiatives that are important to Council and our residents to help achieve our mission as outlined in Council's strategic plan.

Targeted Tax Relief for Residents – Property Tax Rebate

The property tax rebate is a targeted tax relief strategy that provides a rebate to those homeowners who need it the most.

Property Tax rebate budget = $763,400 (equal to about $0.02 reduction on tax rates)

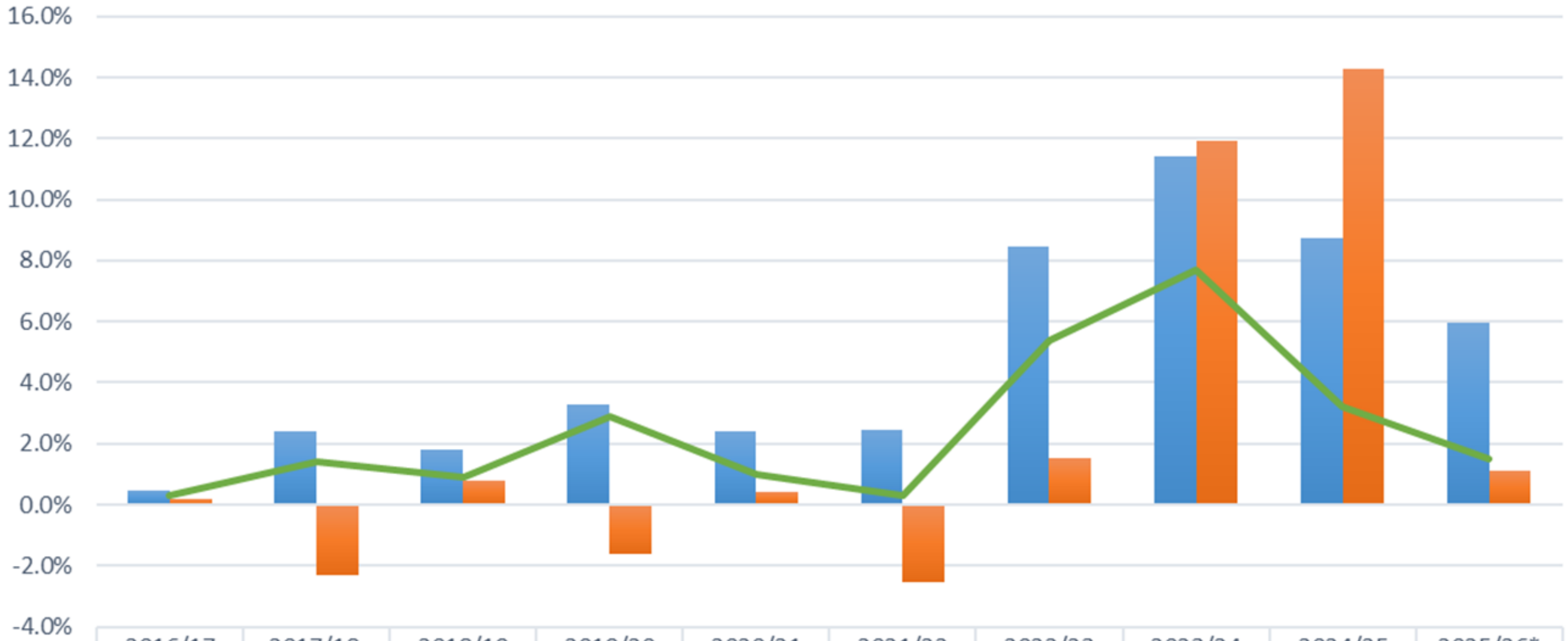
Rebates for 2025-26*:

Under $30,750 – maximum rebate value up to $680

$30,751 - $45,000 – maximum rebate value up to $475

$45,001 - $60,000 – maximum rebate value up to $270

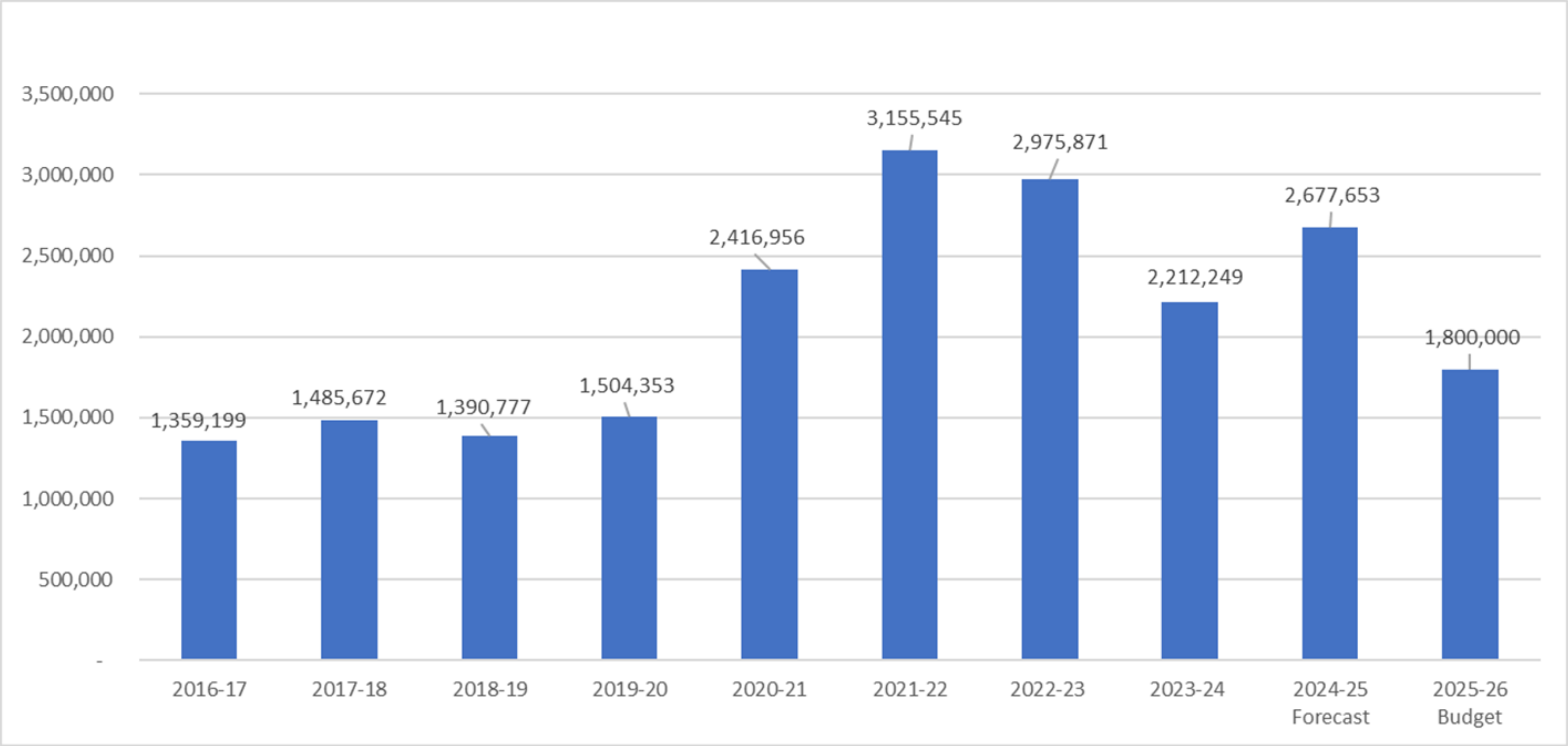
Assessment Trends



	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26*
Residential & Resource Property	0.5%	2.4%	1.8%	3.3%	2.4%	2.4%	8.5%	11.4%	8.7%	5.9%
Commercial Property	0.2%	-2.3%	0.8%	-1.6%	0.4%	-2.5%	1.5%	11.9%	14.3%	1.1%
CAP RATE	0.3%	1.4%	0.9%	2.9%	1.0%	0.3%	5.4%	7.7%	3.2%	1.5%

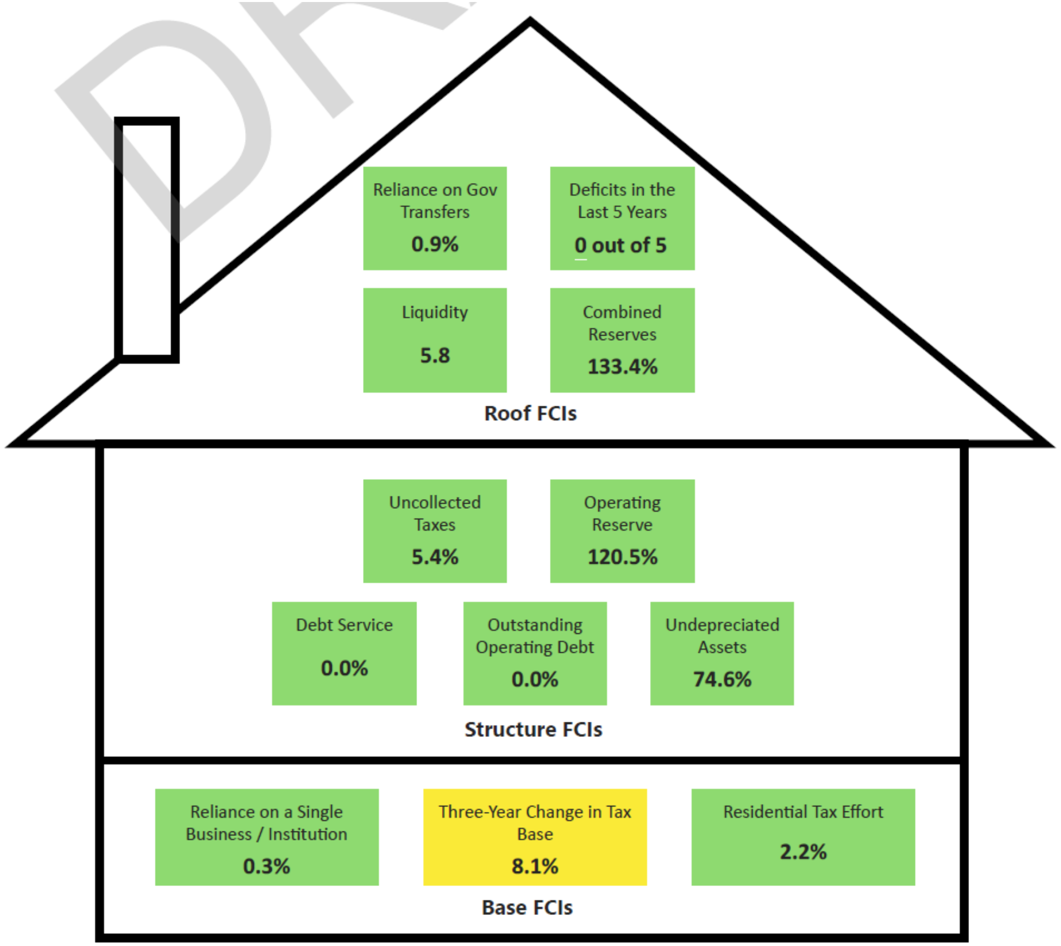
Residential & Resource Property   Commercial Property

Deed Transfer Tax



Budget Highlights & Municipal Financial Condition

- Positive results on the Financial Condition Index (FCI) 2022-23 (draft)
- MODL performs better than the benchmark on 11 of the 12 indicators



Budget Details

Mandatory vs Discretionary Expenditures

Municipal Service Delivery (Discretionary):

Legislative, Administrative, & Finance

Protective Services

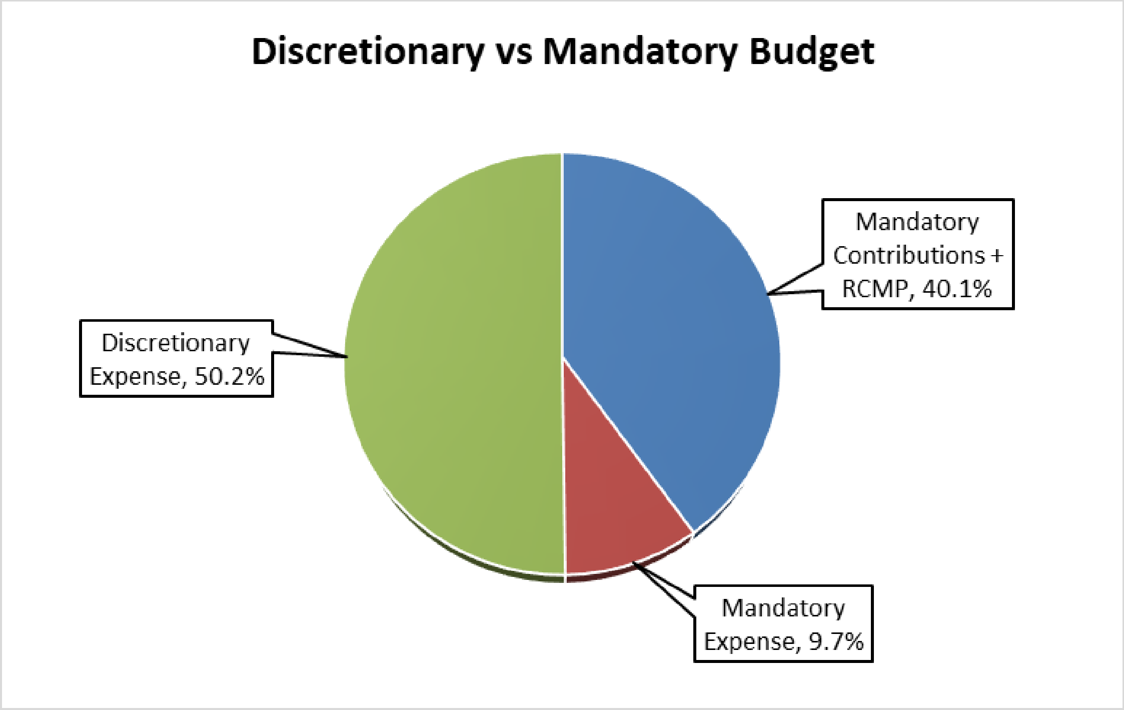
Engineering & Public Works

Recreation & Tourism

Economic Development

Planning & Inspection Services

Wastewater Treatment



Education, Assessment Services, Regional Library & RCMP

Roads, Waste Collection & Disposal,
Financing & Transfers

Mandatory Expenditures & Provincial Transfers

	2020/21 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Forecast	2025/26 Draft Budget	% Differential
Education	8,401,600	8,598,029	8,802,514	9,539,851	**10,646,800**	**11,594,400**	8.90%
Assessment	704,500	695,379	687,452	690,276	704,200	725,300	3.00%
Corrections (Jails, Courts)	431,800	430,124	428,251	428,002	-	-	0.00%
Housing	35,000	34,372	26,640	28,950	-	-	0.00%
Library	158,300	158,134	199,700	199,700	199,700	199,700	0.00%
RCMP	3,344,000	3,508,163	3,895,312	4,130,648	4,385,200	4,553,900	3.85%
Total	13,075,200	13,424,201	14,039,868	15,017,426	15,935,900	17,073,300	0
% Change	**2.59%**	**2.67%**	**4.59%**	**6.96%**	**6.12%**	**7.14%**	

Operating Budget Summary

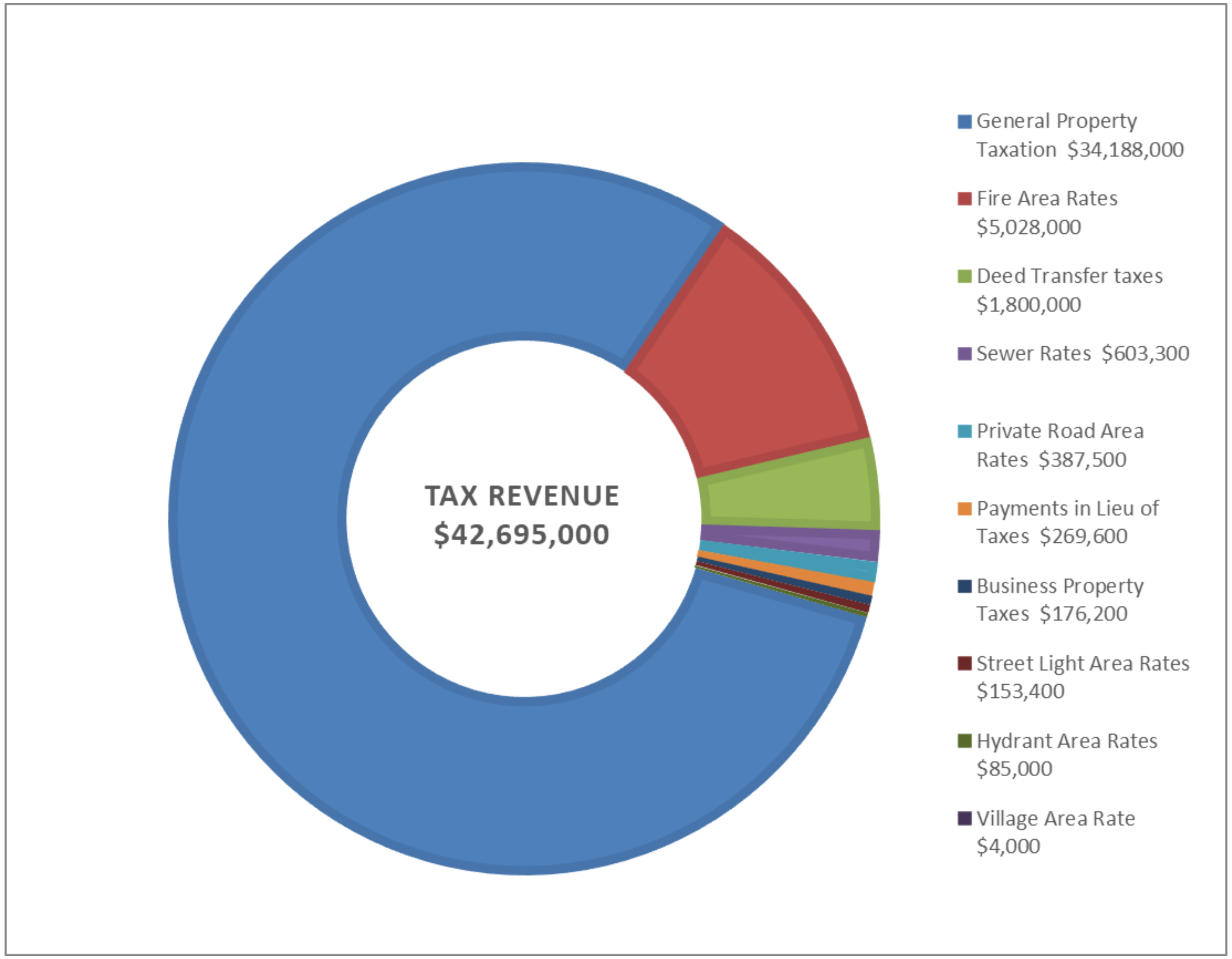
	2023/24 Actual	2024/25 Annual Budget	2024/25 Budget Forecast	2025/26 Adjusted Baseline	2025/26 Net Additions	2025/26 Proposed Budget	*% Change over Prior Year*
Gross Expenditures (after reserve transfers)	$ 41,730,155	$ 44,691,400	$ 43,827,425	$ 46,111,100	$ 545,600	$ 46,693,200	4.48%
Non-Tax Revenue	3,956,834	4,275,800	4,211,033	4,083,800	35,000	4,118,800	-3.67%
Net Expenditures	$ 37,773,322	$ 40,415,600	$ 39,616,392	$ 42,027,300	$ 510,600	$ 42,574,400	5.34%
Tax Revenue	37,773,322	40,442,600	41,322,600	42,695,000	-	42,695,000	5.57%
Surplus (Deficit)	**$ -**	**$ 27,000**	**$ 1,706,208**	**$ 667,700**	**$ (510,600)**	**$ 120,600**	

Operating Expenditures - Summary

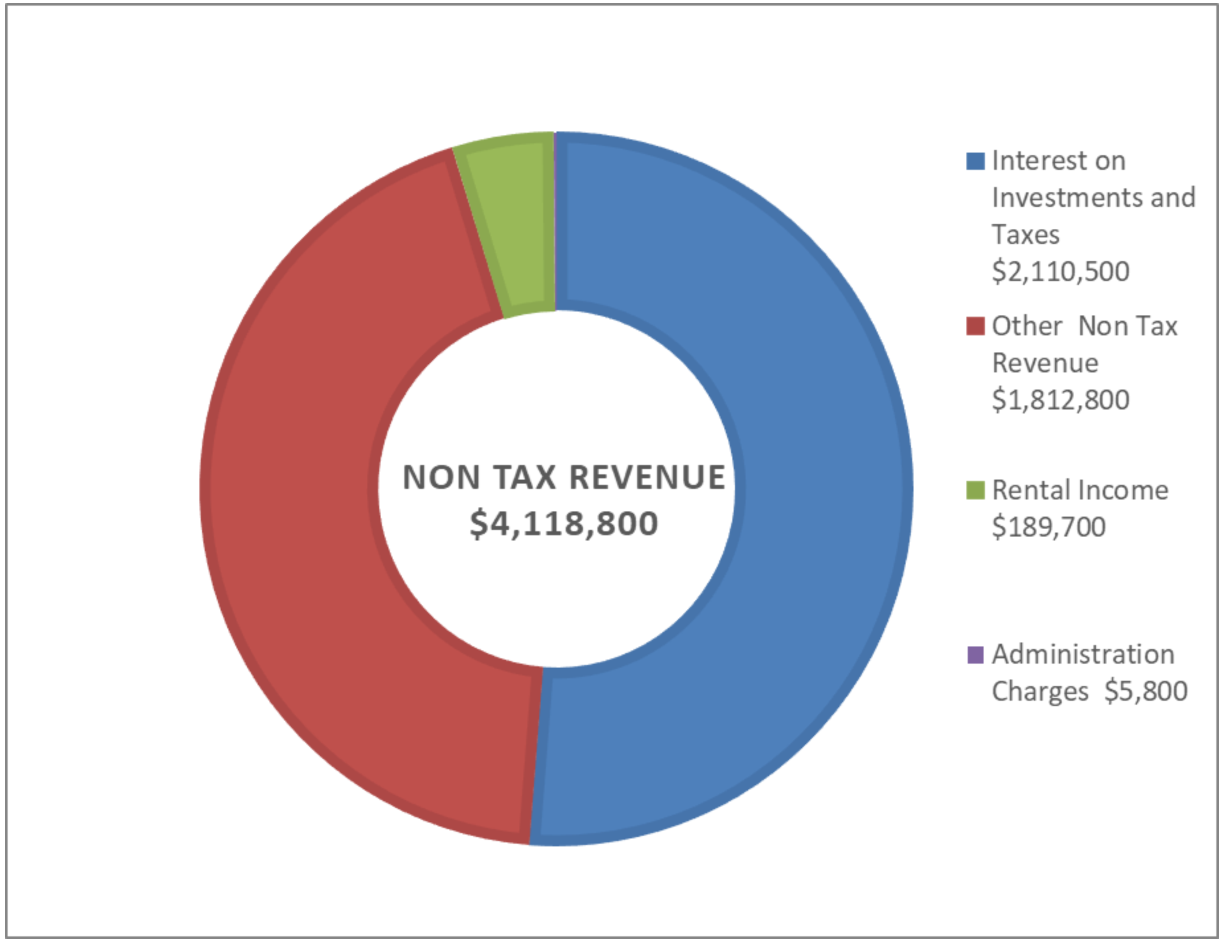
	2023/24 Actual	2024/25 Annual Budget	2024/25 Budget Forecast	2025/26 Adjusted Baseline	2025/26 Additions	2025/26 Proposed Budget	Percent Change Budget 2026 to Budget 2025	
Expenditures								
General Government Services	$ 5,953,922	$ 7,662,000	$ 7,428,800	$ 7,411,400	$ 189,800	$ 7,601,200	-0.79%	
Protective Services	10,589,582	11,069,000	11,050,100	12,103,800	(2,000)	12,103,800	9.35%	
Transportation Services	2,345,160	2,923,000	2,854,600	2,687,800	-	2,687,800	-8.05%	
Environmental Health Services	3,776,400	4,159,600	4,244,460	4,471,400	33,500	4,504,900	8.30%	
Public Health	28,950	-	-	-	-	-		
Environmental Planning and Zoning	1,872,360	3,392,300	2,960,100	2,648,700	2,323,500	5,006,700	47.59%	*
Recreation, Culture & Tourism	2,933,757	4,100,700	3,909,565	3,444,900	60,000	3,504,900	-14.53%	
Education	9,539,851	10,646,800	10,646,800	11,594,400	-	11,594,400	8.90%	
Debt, Financing and Transfers	4,690,174	738,000	733,000	1,778,700	(2,059,200)	(310,500)		*
Total Expenditures	**41,730,155**	**44,691,400**	**43,827,425**	**46,141,100**	**545,600**	**46,693,200**	**4.48%**	
Revenue								
Tax Revenue	37,773,322	40,442,600	41,322,600	42,695,000	-	42,695,000	5.57%	
Non Tax Revenue	3,956,834	4,275,800	4,211,033	4,083,800	35,000	4,118,800	-3.67%	
Total Revenue	**41,730,155**	**44,718,400**	**45,533,633**	**46,778,800**	**35,000**	**46,813,800**	**4.69%**	
Surplus (Deficit)	**$ -**	**$ 27,000**	**$ 1,706,208**	**$ 637,700**	**$ (510,600)**	**$ 120,600**		

** Includes 1 time addition $2M for Community Hub funded from Reserve Transfer ($0 effect on Tax Rate)*

Operating Revenue: Tax Revenue



Operating Revenue: Non-Tax Revenue



REMO & Other Shared Services,
Recreation Programs
Licenses & Permits
Tax Sale Fees
Grants

Operating Revenue: Area Rates

Approved Sewer Rates

- Global Rate $0.43/$100 assessment
- Hebbville $0.25/$100 assessment

Approved Fire Hydrant Rates

- $0.1270/$100 assessment

Hebbville Village Commission

- $10 flat fee per property

Operating Revenue: Area Rates

Approved Street Light Rates

	Flat rate per property
Barss Corner	$56.55
Vogler's Cove, Broad Cove & Cherry Hill	$53.55
Chelsea	$100.11
Pine Grove	$69.63
Oakhill Acres	$34.40
Little Tancook	$36.85
Whitley & Jenny	$35.02
Westside Drive	$140.08

	Rates per $100 of Assessment
Riverport	$0.016
Dayspring	$0.067
New Germany	$0.035
Catidian Place	$0.013
Pinehaven Subdivision	$0.043

5-year Financial Strategy

	2023-24	2024-25	FORECAST	DRAFT				
	Prior	*Current*	*Current*	BUDGET	*Projected* →			
Description	***2023-24***	***2024-25***	***2024-25***	***2025-26***	***2026-27***	***2027-28***	***2028-29***	***2029-30***
Revenue Sources								
Residential property tax	$25,626,084	$27,950,000	$27,920,000	$29,613,000	$30,945,585	$32,338,136	$33,308,280	$34,307,529
Commercial property tax	2,808,839	3,195,700	3,191,500	3,230,700	3,295,314	3,361,220	3,428,445	3,497,014
Other taxes	4,738,145	4,327,800	5,224,800	4,625,200	4,671,452	4,764,881	4,860,179	4,957,382
Fire Protection	4,370,604	4,735,400	4,752,600	5,028,000	5,128,560	5,231,131	5,335,754	5,442,469
Transfers from other govts	322,893	794,200	445,928	697,400	704,374	711,418	718,532	725,717
Other revenue sources [1]	3,863,590	3,715,300	3,998,805	3,619,500	3,655,695	3,692,252	3,729,174	3,766,466
	$41,730,155	$44,718,400	$45,533,633	$46,813,800	$48,400,980	$50,099,039	$51,380,364	$52,696,577
Expenditures								
Discretionary Expenditures [2]	$17,915,593	$22,585,900	$20,988,025	$24,960,800	$23,392,237	$23,789,530	$24,190,955	$24,596,390
CCBF Investment	262,908	1,159,000	1,159,000	432,300	433,380	441,718	459,600	470,500
Mandatory Expenditures								
Mandatory Contributions	10,886,778	11,550,700	11,550,700	12,519,400	13,562,481	14,270,970	14,884,657	15,316,730
Other Mandatory Expenditures	7,974,702	8,657,800	9,396,700	9,091,200	9,533,252	9,996,906	10,483,223	10,993,314
Deficit from prior year	0	0	0	0	0	0	0	0
Debt servicing	0	0	0	0	0	720,000	704,000	958,000
Reserves	4,690,174	738,000	733,000	-310,500	1,410,915	835,911	617,748	328,751
	23,551,655	20,946,500	21,680,400	21,300,100	24,506,649	25,823,787	26,689,628	27,596,795
	$41,730,156	$44,691,400	$43,827,425	$46,693,200	$48,332,266	$50,055,035	$51,340,183	$52,663,685
Surplus/(Deficit)	***$0***	***$27,000***	***$1,706,208***	***$120,600***	***$68,714***	***$44,003***	***$40,181***	***$32,892***

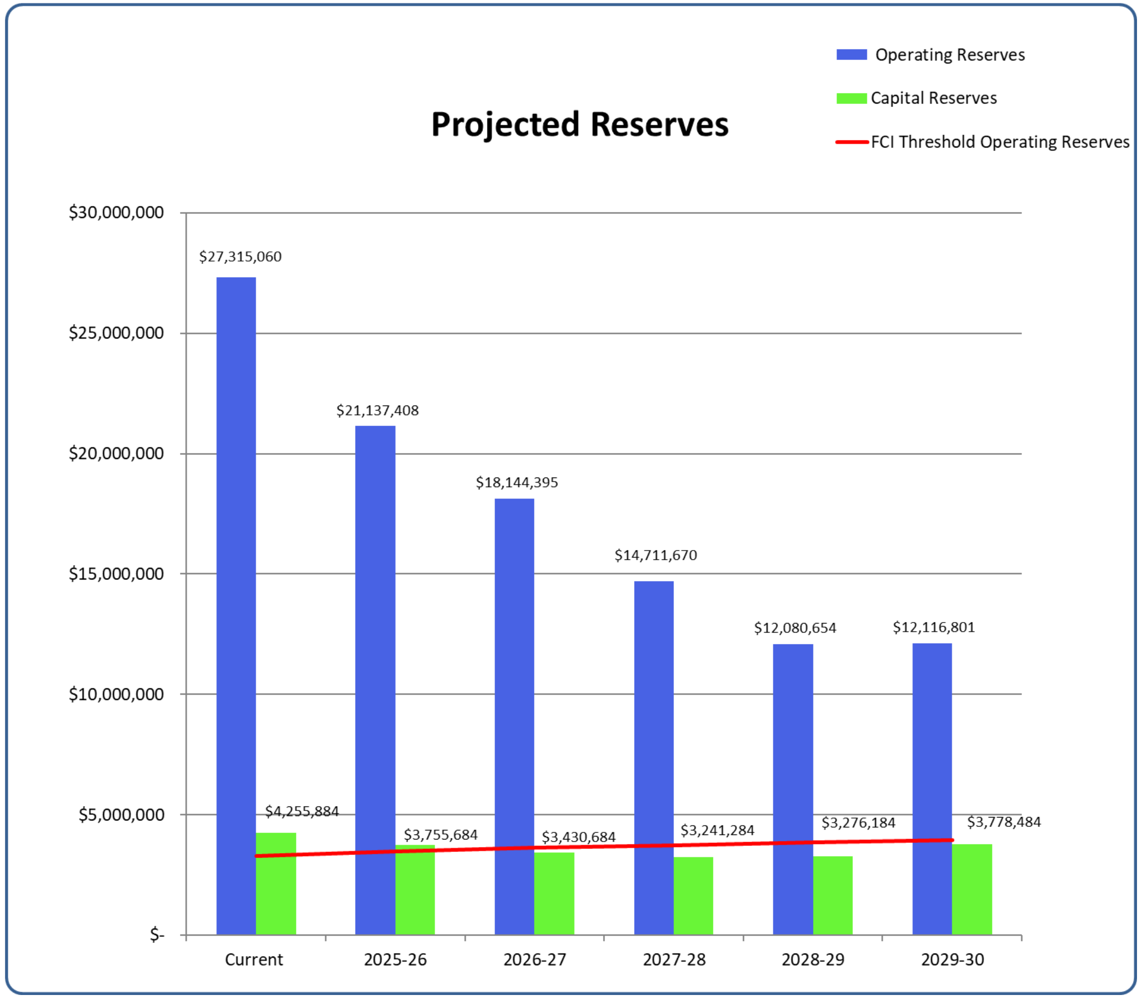
Operating Reserves

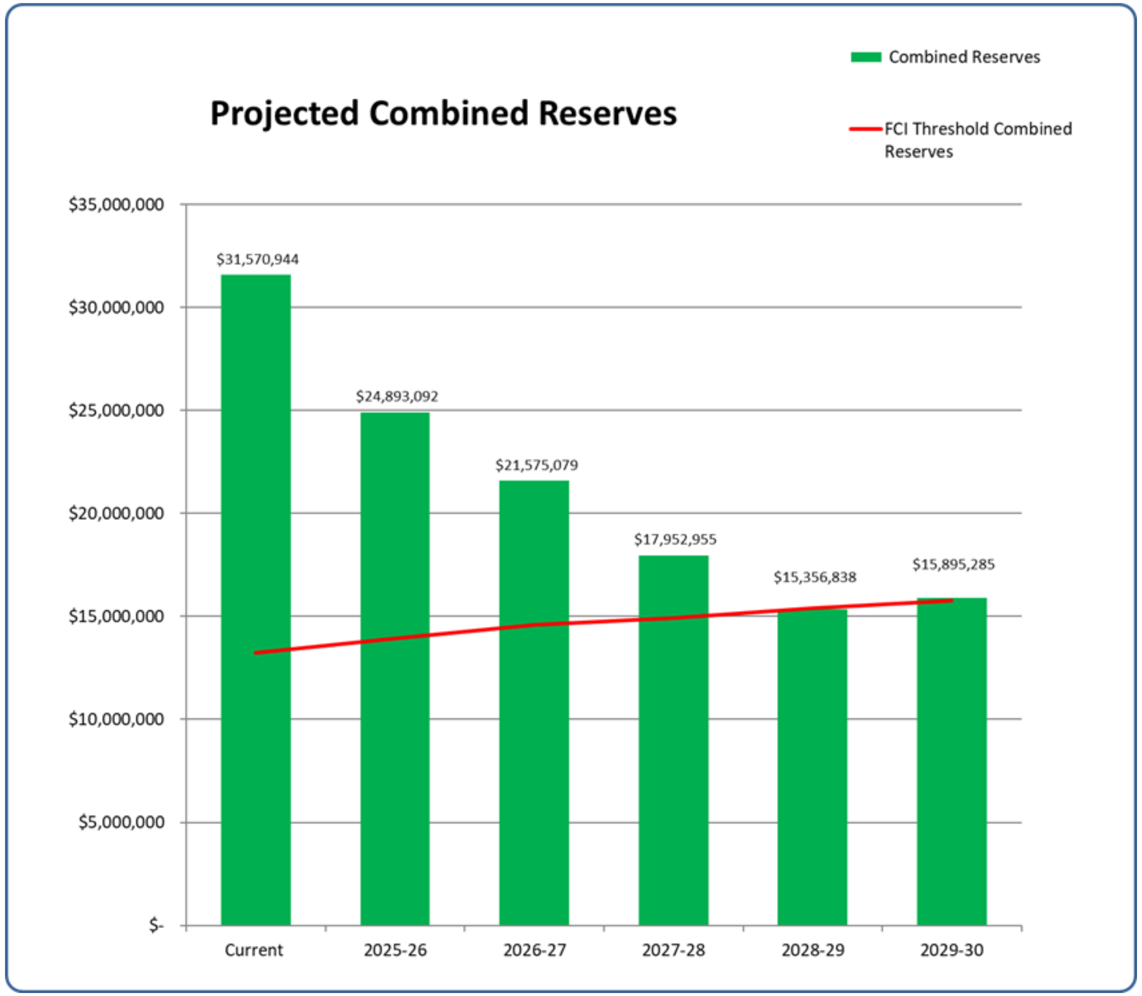
	2025-26			2026-27	2027-28	2028-29	2029-30	TOTAL
	Opening Balance Forecast 31-Mar-24	Transfers In (out) Capital & Operating Budgets	Ending Balance Budget Forecast 31-Mar-25	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	
OPERATING RESERVES								
Public Open Space (see Capital below)	687,889	60,000	747,889	60,000	60,000	60,000	(90,000)	837,889
Surveying Common Land	17,202	-	17,202	-	-	-	-	17,202
NS Transit Grant *	43,364	-	43,364	-	-	-	-	43,364
Election	-	50,000	50,000	50,000	50,000	50,000	(200,000)	-
General Operations	17,536,084	(5,316,300)	12,219,784	(3,174,920)	(3,626,695)	(1,080,000)	(540,000)	3,798,169
Solar payback	-	-	-	1,490,000	-	-	-	1,490,000
Loans	(676,895)	(1,021,300)	(1,698,195)	(500,000)	(500,000)	(500,000)	(500,000)	(3,698,195)
PACE & Water Loan Payments	7,000	76,209	83,209	144,295	177,629	207,348	239,251	851,731
LaHave River Sewer Solutions - Loan Payments	174,314	174,314	348,628	174,314	166,342	176,636	171,896	1,037,816
LCLC Operating Reserve	191,994	-	191,994	-	-	-	-	191,994
Sewer Depreciation Reserve - Restricted	1,878,733	(115,000)	1,763,733	(357,500)	70,000	160,000	(40,000)	1,596,233
Depreciation Reserve - General Operations	5,279,235	550,225	5,829,460	(904,203)	95,000	(1,780,000)	920,000	4,160,257
Contingency - Pension/Hospital	224,818	(50,000)	174,818	(50,000)	-	-	-	124,818
Sustainability/Climate Change Reserve	253,500	(100,000)	153,500	(50,000)	(50,000)	(50,000)	(50,000)	(46,500)
CES Building Reserve	303,270	-	303,270	-	-	-	-	303,270
Roads	349,400	25,000	374,400	25,000	25,000	25,000	25,000	474,400
SNSMR Grant	12,000	(10,800)	1,200	-	-	-	-	1,200
Indian Path	833	-	833	-	-	-	-	833
Hirtle's Beach	2,638	-	2,638	-	-	-	-	2,638
Regional Fire Training Facility	200,000	100,000	300,000	100,000	100,000	100,000	100,000	700,000
Safe Restart	-	-	-	-	-	-	-	-
Pine Grove Park	10,265	-	10,265	-	-	-	-	10,265
Pickleball Court	800,000	(600,000)	200,000	-	-	-	-	200,000
Pro Kids	19,416	-	19,416	-	-	-	-	19,416
TOTAL OPERATING RESERVES	**27,315,060**	**(6,177,652)**	**21,137,408**	**(2,993,013)**	**(3,432,724)**	**(2,631,016)**	**36,146**	**12,116,801**
			BALANCE	**18,144,395**	**14,711,670**	**12,080,654**	**12,116,801**	

Capital Reserves

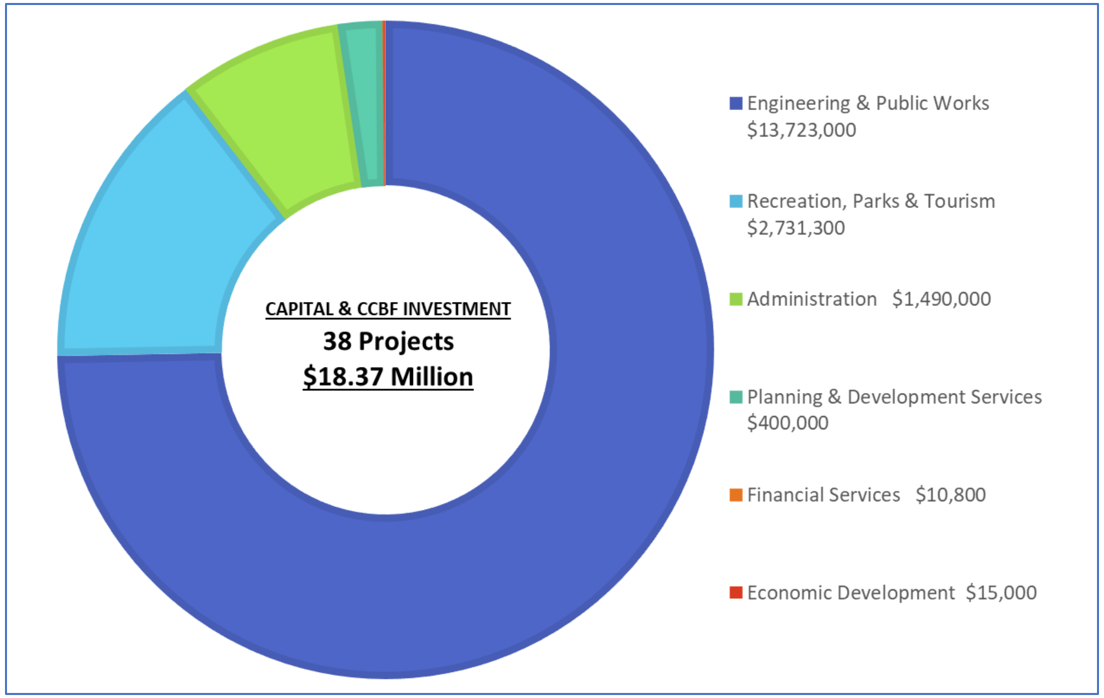
		2025-26		2026-27	2027-28	2028-29	2029-30	TOTAL
	Opening Balance Forecast 31-Mar-24	Transfers In (out) Capital & Operating Budgets	Ending Balance Budget 31-Mar-25	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	Transfers In (out) Capital & Operating Budgets	
CAPITAL RESERVES								
Lift Station Replacement	537	-	537	-	-	-	-	537
Land Development - Saw Pit Wharf	6,276	-	6,276	-	-	-	-	6,276
District Special - Site Closure *	935,184	-	935,184	-	-	-	-	935,184
Land Sales - Osprey Village	143,020	-	143,020	-	-	-	-	143,020
Recreation Complex (LCLC Depreciation Reserve)	549,950	165,000	714,950	165,000	165,000	165,000	165,000	1,374,950
Trails	6,245	-	6,245	-	-	-	-	6,245
CCBF Revenue	1,604,305	(652,500)	951,805	(415,000)	(379,400)	(55,100)	262,300	364,605
CCBF Revenue -- Public Transit earmarked *	250,045	(150,000)	100,045	-	-	-	-	100,045
Open Space	479,821	-	479,821	(150,000)	(50,000)	(150,000)	-	129,821
Sewer Capital Reserve - User Connect Fees	31,812	-	31,812	-	-	-	-	31,812
Aerated Carts	690	-	690	-	-	-	-	690
Sherbrooke Reserve	200,000	-	200,000	-	-	-	-	200,000
Sustainable services growth fund Reserve	(0)	-	(0)	-	-	-	-	(0)
General Capital Reserve	48,000	62,300	110,300	-	-	-	-	110,300
Interest Estimate			75,000	75,000	75,000	75,000	75,000	375,000
TOTAL CAPITAL RESERVES	**4,255,884**	**(575,200)**	**3,755,684**	**(325,000)**	**(189,400)**	**34,900**	**502,300**	**3,778,484**
			BALANCE	**3,430,684**	**3,241,284**	**3,276,184**	**3,778,484**	
TOTAL RESERVES (*Includes Interest kept)	**31,570,944**		**24,893,092**	**21,575,079**	**17,952,955**	**15,356,838**	**15,895,285**	**15,895,285**

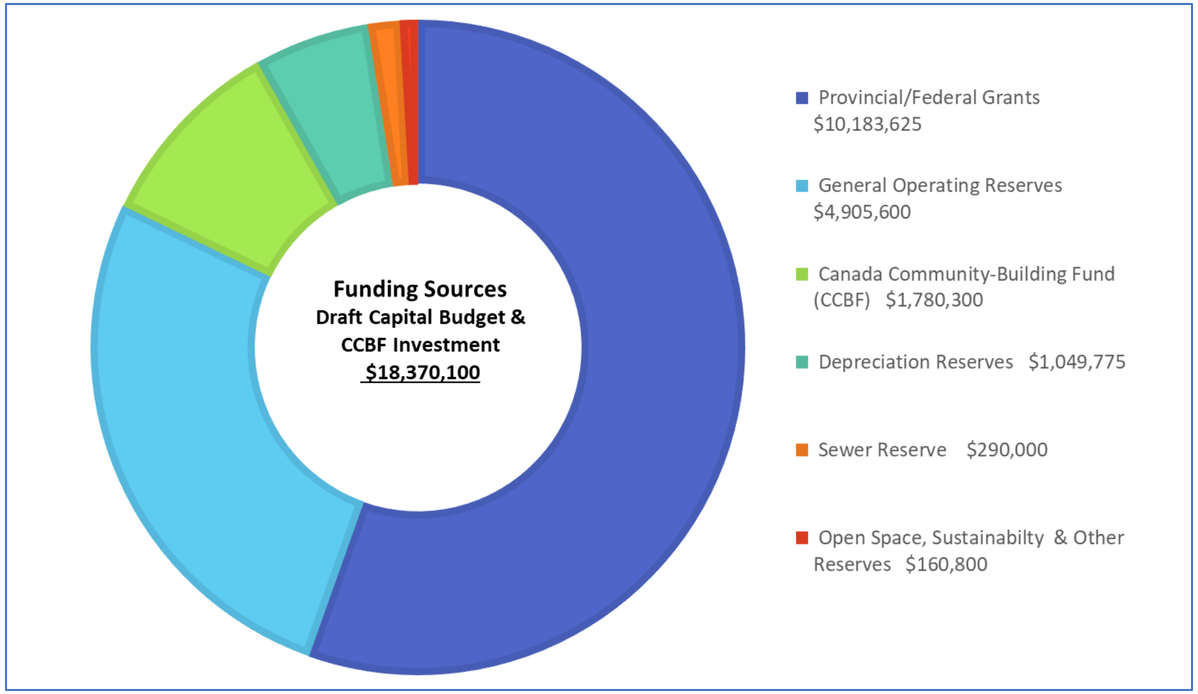
5-Year Financial Strategy - Reserves





2025/26 Capital Budget & Canada Community-Building Fund Investment

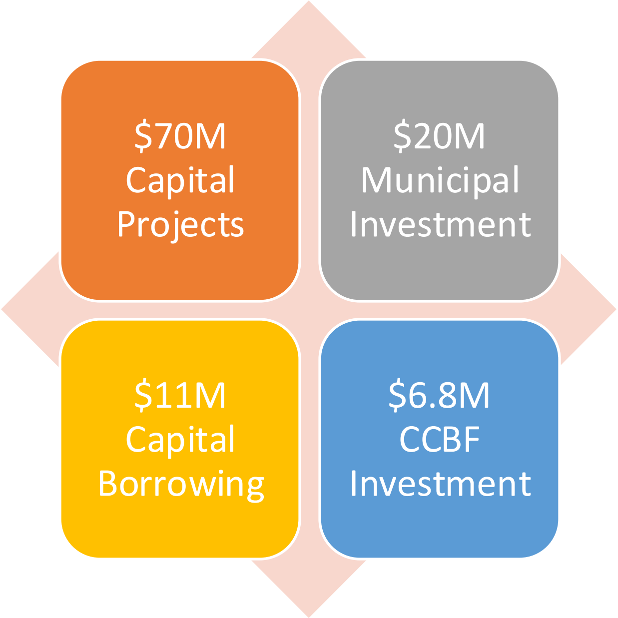




65% of Year 1 Projects are funded through Grants and Canada Community-Building Fund (35% Municipal Cost)

5-Year Financial Strategy & Capital Plan

	Year 1 2025-26	***Year 2*** 2026-27	***Year 3*** 2027-28	***Year 4*** 2028-29	***Year 5*** 2029-30
Infrastructure Upgrades, Expansion, and Management	$13,273,000	$19,800,000	$ 4,960,000	$6,645,000	$ 645,000
Quality of Life, Affordability & Social Inclusion	$ 2,961,300	$ 6,924,500	$ 3,025,600	$1,684,600	$ 700,500
Regional Economic Development	$ 500,000	$ 1,900,000	$ 4,300,000	$ -	$ -
Climate Change Action	$ 1,540,000	$ 630,000	$ -	$ 300,000	$ 200,000
Communication & Engagement	$ 95,800	$ -	$ -	$ -	$ -
Total Project Cost 5 Year Plan	**$18,370,100**	**$29,254,500**	**$12,285,600**	**$8,629,600**	**$1,545,500**
Net Municipal Cost	$ 6,406,175	$ 4,949,920	$ 4,686,695	$3,795,000	$ 695,000
Potential Debt	$ -	$ 8,000,000	$ -	$3,000,000	$ -



Summary

- ✓ Tax rates remain constant
- ✓ Strategic Priorities addressed
- ✓ Operational priorities are funded
- ✓ Responsive to our residents needs

Collaborative Effort

Mayor & Municipal Council

Senior Management Team:

T. MacEwan; A. Dumaresq; E. Wentzell; T. Payne; J. Merrill; S.Pace; D. Waters, A. Veinot; S. Kucharski

Draft Operating Budget Recommended Motions

- That Municipal Council approve the 2025/26 Operating Budget in the amount of $46,693,200
- That Municipal Council approve the 2025/26 Residential Tax Rate of $0.81 per $100 of assessment;
- That Municipal Council approve the 2025/26 Commercial Tax Rate of $1.957 per $100 of assessment;
- That Municipal Council approve the 2025/26 Seasonal Commercial Tax Rate at $ 1.468 per $100 of assessment;
- That Municipal Council approve the 2025/26 Flat Fee Area Rate of $10 per residential and commercial property in the Village of Hebbville on behalf of the Village Commission;
- That Municipal Council approve the Reserves Transfers as noted in the Draft 2025/26 Operating Budget;

Draft Capital Budget Required Motions

- That Municipal Council approve the 2025/26 Capital Budget and the Canada Community Building Fund Investment in the amount of $18,370,100 and further that the 5-Year Capital Plan be approved as presented;

- That Municipal Council approve the Reserves Transfers as presented in the 5-year Capital Plan.

Thank You

Municipality of District of Lunenburg