



#### ATTENDING

- Mayor Jodi MacKay
- Deputy Mayor Jennifer Ingham
- Councillor Mike Butler (*left at 6pm*)
- Councillor Wendy Elliott
- Councillor Howard Williams
- Chief Administrative Officer, Glenn Horne
- Recording Secretary, Laura Morrison

#### ALSO ATTENDING

- Director of Planning & Public Works, Devin Lake
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of Community Development, Nick Zamora
- Manager of IT, David Hopkins
- Manager of Operations, Dawson Sheehy
- Manager of Environmental Services, Martin Kehoe
- Senior Planner, Mark Fredericks
- Interested members of the public

#### REGRETS

- Councillor Ian Palmeter
- Councillor Kelly van Niekerk

#### CALL TO ORDER

Chair, Deputy Mayor Ingham, called the meeting to order at 4:30 pm.

Mayor MacKay read the Land Acknowledgement

Agenda Item	Discussion and Decisions
1. Approval of Agenda	06-11-25 THE AGENDA WAS APPROVED AS CIRCULATED.
2. Declarations of Conflicts of Interest	<ul style="list-style-type: none"><li>• No conflicts of interest declared</li></ul>
3. Public Input	<ul style="list-style-type: none"><li>• No-one for public input.</li></ul>
4. Staff Reports for Discussion	
a. IR 029-2025: 2026/27 Preliminary Capital	<ul style="list-style-type: none"><li>• Capital Plan review: CAO and Director of Planning &amp; Public Works presented on where we are in respect of what has been accomplished, and what still needs to be done.</li></ul>



Agenda Item	Discussion and Decisions
<b>Investment Plan (CIP) Discussion</b>	<p><b>DISCUSSION/FEEDBACK</b></p> <ul style="list-style-type: none"> <li>• West End Park complete early December</li> <li>• West End trail complete</li> <li>• Mud Dam is at the Wolfville Reserve.</li> <li>• Viewing platform at Reservoir Park (contribution from developer) will be Spring at the earliest 2026 for design.</li> <li>• Maintenance (surface improvements) requires more budget than currently allotted.</li> <li>• Sewer Treatment plant upgrade makes up most of the increase in capital investment spending from last year.</li> <li>• Fire truck ordering was pre-tariff.</li> <li>• Open Space Land Sales/DA is when a subdivision takes place a 10% fee is charged.</li> <li>• If the Town sells a piece of land, proceeds of sale go to the restricted account for capital.</li> <li>• Dam Upgrades: safety assessment completed this year.</li> <li>• Overall, the Town is in good financial shape but as planning forward takes place, the effects of the decisions made will have an impact.</li> <li>• Wolfville is unique in its size and taxable land mass. It is 6.5 km<sup>2</sup> but only 3.25 km<sup>2</sup> is revenue generating. 6% is owned by Acadia, 30% is agricultural and 13% is parks/greenspace/transportation or institutional.</li> <li>• Policy set by the province decides on the amount of grant-in-lieu of taxes we receive from agricultural land (\$1,200), and Acadia (\$1.26m).</li> <li>• Small tax in lieu received for liquor store, Bell building and Post Office, don't have exact numbers.</li> <li>• Stormwater upgrade projects discussion. Aiming to get the storm specific projects to a place where they can be implemented next year. There is a previous placeholder budget amount of \$800k, which has been carried forward. The next version of the budget will have an amount which includes data collection and build out current projects and develop more projects for the future. Improvements were made to the site at 292 Main Street which previously flooded. A model is being developed to show that if we change something in one part of the system, we know what the knock-on effect will be. The projects listed are ones we are actively working on designing and bringing council scopes of work for. The next presentation will provide council with a more fulsome picture with costings for decision.</li> </ul>



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> <li>• <b>Streets/Sidewalks/AT:</b> separate discussion on downtown core investment.</li> <li>• The aim is to capture water on the road and build up the curb on Main St.</li> <li>• Separate discussion on the core section.</li> <li>• Earnscliffe full street re-build: No issues with proceeding with the work on this street.</li> <li>• University Ave: currently pricing and how that will fit into the budget.</li> <li>• Victoria Ave: surface and stormwater upgrades potential.</li> <li>• Main Street – sidewalks and streets are highest priority, most traffic.</li> <li>• Decorative lighting - pause.</li> <li>• Design work/investment readiness – requesting budget to do design work over next year for projects: Gaspereau Ave, Maple Age, South Highland – childcare centre coming, South Grandview area.</li> <li>• High pedestrian areas in Main Street core, looking at replacing with concrete and work outwards. No budget number yet. There is 22.5 km of asphalt sidewalk. This year the Town spent \$350k on 500 metres of 1.5 m wide concrete sidewalk.</li> <li>• Festival Theatre parking lot is in bad shape.</li> <li>• Higher traffic volume sidewalks we would be pushing for 3 m width in downtown.</li> <li>• Safe passage on sidewalks is priority.</li> <li>• HAF moving core 1 to certain areas. If approved Summer St would need to have sidewalk on both sides.</li> <li>• Tree roots on Main St are causing part of the surfacing issue.</li> <li>• AT Implementation is a significant spend.</li> <li>• Under the Canada Community Building Fund (previously known as the Gas Tax), sidewalks are eligible for funding.</li> <li>• Parks, Placemaking and Amenities: consider an accessible viewing platform at the sewage ponds as they are great places for bird watching.</li> <li>• Funding stream not identified yet for Mobi mat.</li> <li>• General \$200k line for parks improvement. If something particularly resonates or doesn't, we can continue to develop.</li> <li>• More tree planting requested.</li> <li>• Lots of work has been done in our parks this year, would like to incrementally investments as required but wait until Parks and</li> </ul>



Agenda Item	Discussion and Decisions
	<p>Recreation Review Report comes back and incorporate into discussion around what goes into Ops Plan for next year.</p> <ul style="list-style-type: none"> <li>• <b>Fleet &amp; Equipment:</b> Looking at budget for robot for lawn mowing, street sweeper and vacuum.</li> <li>• Arms on front of sweeper articulate to manipulate between the cycle paths.</li> <li>• Fleet pickup trucks were on 10-year replacement cycle. A lot are degrading at accelerated rate.</li> <li>• Loader was previously budgeted at \$800k but been able to secure a price of \$510k. The spec size is not much bigger than existing. The old loader will be sold or auctioned off.</li> <li>• Fire truck in budget is not net of sale – we would sell/auction off.</li> <li>• <b>Town Facilities:</b> Parking lot at Raitown parking agreed to professional design work to be done to help make informed decision which would include the surrounding area as well.</li> <li>• Concern on impact of more traffic access to residents of Raitown.</li> <li>• Agreed to budget proposal to refurb the salt shed to be used for storage and workspace.</li> <li>• This approach worked well.</li> </ul>
5. Regular Meeting Adjourned	REGULAR MEETING ADJOURN AT 7:03pm.

Approved by Committee of the Whole December 2, 2025

As recorded by Laura Morrison, Town Clerk & Manager of Administration