A Special Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, September 17, 2026 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

Present:
Mayor S. Lohnes-Croft
Deputy Mayor J. Feeney
Councillor K. Boon
Councillor P. Carver
Councillor B. Palfreyman
Councillor K. Wilson
Councillor K. McCarron
CAO, D. Heide
Manager of Finance, Mona Liu
Accountant, Wendy Chase
Auditor, Lauren Vail

Absent:
Clerk, K. Munroe
DCAO, E. Levy

Gallery:
4 Online & 0 in-person gallery

Land Acknowledgement
Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

Call to Order

1. Agenda
A motion by Councillor Carver, seconded by Councillor McCarron, **"THAT the agenda be approved as circulated."** **Motion carried.**

2. Presentation by BDO of 2025/26 Financial Statements

Council was presented with the 2025/2026 audited financial statements by Lauren Vail, Partner at BDO. Council was given the opportunity to ask questions of the auditor and staff present.

A motion by Councillor Wilson, seconded by Deputy Mayor Feeney, **"THAT Council approve the audited 2025/26 financial statements for the Mahone Bay Water Utility."**
Motion carried.

A motion by Councillor Wilson, seconded by Councillor Boon, **"THAT Council approve the audited 2025/26 Town of Mahone Bay financial statements for the Mahone Bay Electric Utility."** **Motion carried.**

12. Closed Session

A motion by Deputy Mayor Feeney, at 8:15 p.m., seconded by Councillor Palfreyman, **"THAT Council go into Closed Session to discuss Contract Negotiations as permitted by the Municipal Government Act section 22(2)(e)."** **Motion carried.**

Council arose from Closed Session at 8:44 p.m.

13. Business Arising from Closed Session

The Town's previously approved Temporary Borrowing Resolutions have expired, and the Province requires new resolutions be passed for the Town to participate in the Fall 2026 debenture issue: **a motion by Councillor Wilson, seconded by Councillor Carver...**

MUNICIPAL COUNCIL OF THE

TOWN OF MAHONE BAY

TEMPORARY BORROWING RESOLUTION

Amount: $ 7,200,000 Capital Projects: Detailed in Schedule "A"

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Mahone Bay, subject to the approval of the Minister of Municipal Affairs, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Town of Mahone Bay has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for capital purposes as identified in their capital budget; and

WHEREAS the specific amounts and descriptions of the projects are contained in Schedule "A" (attached);

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Mahone Bay borrow a sum or sums not exceeding seven million two hundred thousand Dollars ($ 7,200,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Mahone Bay to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that a sum or sums not exceeding seven million two hundred thousand Dollars ($ 7,200,000) in total be borrowed from time to time from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the Town of Mahone Bay held on the _____ day of _____, 2026.

GIVEN under the hands of the Clerk and under the seal of the Council of the Town of Mahone Bay this _____ day of _____, 2026.

_____

Clerk

MUNICIPAL COUNCIL OF THE

TOWN OF MAHONE BAY

TEMPORARY BORROWING RESOLUTION

Amount: $ 7,200,000 Capital Projects: Detailed in Schedule "A"

SCHEDULE "A"
CAPITAL PROJECTS

		Estimates $
Heading / Category:	Edgewater Project	
Item	General	3,675,000
Item	Water	875,000
Item	Electrical	2,650,000
Item		
Heading Sub Total:		**7,200,000**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
TOTAL REQUEST CONTAINED WITHIN THIS RESOLUTION		**7,200,000**

A motion by Councillor Boon, seconded by Councillor Palfreyman...

MUNICIPAL COUNCIL OF THE

TOWN OF MAHONE BAY

TEMPORARY BORROWING RESOLUTION

Amount: $ 1,300,000 Capital Projects: Detailed in Schedule "A"

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Mahone Bay, subject to the approval of the Minister of Municipal Affairs, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Town of Mahone Bay has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for capital purposes as identified in their capital budget; and

WHEREAS the specific amounts and descriptions of the projects are contained in Schedule "A" (attached);

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Mahone Bay borrow a sum or sums not exceeding one million three hundred thousand Dollars ($ 1,300,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Mahone Bay to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that a sum or sums not exceeding one million three hundred thousand Dollars ($ 1,300,000) in total be borrowed from time to time from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the Town of Mahone Bay held on the _____ day of _____, 2026.

GIVEN under the hands of the Clerk and under the seal of the Council of the Town of Mahone Bay this _____ day of _____, 2026.

_____
Clerk

MUNICIPAL COUNCIL OF THE

TOWN OF MAHONE BAY

TEMPORARY BORROWING RESOLUTION

Amount: $ 1,300,000 Capital Projects: Detailed in Schedule "A"

SCHEDULE "A"
CAPITAL PROJECTS

		Estimates $
Heading / Category:	Town Hall & PW Buildings	
Item	Town Hall Building & Property Renovations	525,000
Item	Public Works Garage Building Renovations	275,000
Item		
Item		
Heading Sub Total:		**800,000**
Heading / Category:	Lift Stations Refurbishment	
Item	Lift Stations	250,000
Item		
Item		
Item		
Heading Sub Total:		**250,000**
Heading / Category:	Electrical Equipment	
Item	Transformers	120,000
Item	Voltage Regulators	130,000
Item		
Item		
Heading Sub Total:		**250,000**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
Heading / Category:		
Item		
Item		
Item		
Item		
Heading Sub Total:		**0**
TOTAL REQUEST CONTAINED WITHIN THIS RESOLUTION		**1,300,000**

14. Adjournment

Council adjourned at 8:46 p.m. on conclusion of business.

TOWN OF MAHONE BAY

Mayor, Suzanne Lohnes-Croft

TOWN OF MAHONE BAY

Town Clerk, Kelly Munroe