The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, October 13, 2026 at 9:00 a.m. in Council Chambers and broadcast via YouTube live.

Present:
Mayor S. Lohnes-Croft
Councillor K. Boon
Councillor P. Carver
Councillor B. Palfreyman
Councillor K. Wilson
Councillor K. McCarron
CAO, D. Heide
Town Clerk, K. Munroe

Absent:
Deputy Mayor Feeney
Councillor K. McCarron

Gallery:
Online & 1 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 Wilson, **"THAT the agenda be approved as presented."** **Motion carried.**

2. Minutes
The minutes of the September 24, 2026 Regular Council meeting and the minutes of the September 28, 2026 Council meeting were accepted as presented.

3. Announcements by Council Members

Mayor Lohnes-Croft – Scarecrow Festival has ended. Thank you to the Festivals of Mahone Bay group and the many volunteers who contributed to the festival.

Councillor Palfreyman – Mahone Bay Museum was very busy during the Scarecrow Festival.

Mayor Lohnes-Croft – Attended the open house at the new apartment building at 640 Main Street.

Councillor Palfreyman – MICA's Gala Dinner and Auction will take place at Oak Island Resort on November 8th.

Mayor Lohnes-Croft – Presented a certificate to Scott Lutes in recognition of his induction into the Canadian Sailing Hall of Fame.

4. Public Input Session

No one in attendance for public input session.

5. Presentations

No presentations.

6. Correspondence

6.1 Honourable John A. MacDonald, Minister of Municipal Affairs

Council received correspondence from Minister MacDonald to Juanita Spencer, CEO, Nova Scotia Federation of Municipalities concerning two new Acts (the Service Efficiency Act and the Public Safety Act) which have required amendments to the Municipal Government Act, Halifax Regional Municipality Charter, the Halifax Regional Municipality Charter, Respecting Housing and the Peggy's Cove Commission Act.

6.2 Michael Brown, President, Mahone Bay Legion

Council received a request from Michael Brown for financial support for this year's Remembrance Day Luncheon.

A motion by Councillor Carver, seconded by Councillor Boon, **"THAT Council make a donation to the Mahone Bay Legion's 2026 Remembrance Day Luncheon in the amount of $400."** **Motion carried.**

6.3 Ross Craik

Council received correspondence from Ross Craik with concerns about the Town's Noise Bylaw and how it regulates noise from commercial solid waste removal vehicles.

A motion by Councillor Carver, seconded by Councillor Palfreyman, **"THAT Council direct staff to investigate the noise complaint from Mr. Craik and follow up with a staff report to council."** **Motion carried.**

6.4 Sandra Conrad
Council received correspondence from Sandra Conrad with concerns about the safety of the crosswalk at the Cenotaph intersection.

A motion by Councillor Palfreyman, seconded by Councillor Carver, **"THAT Council direct staff to bring forward a report with options available to the Town to address safety concerns at the Edgewater and Main Street intersection, this report subject to a budget of up to $5,000 for engineering/design."** **Motion carried.**

A motion by Councillor Wilson, seconded by Councillor Palfreyman, **"THAT item 6.1 be accepted for information."** **Motion carried.**

7. Staff Reports
7.1 Staff Report to Council – October 13, 2026
Council received the October 13, 2026 Staff Report to Council.

A motion by Councillor Wilson, seconded by Councillor Carver, **"THAT Council receive the October 13, 2026 Staff Report to Council for information."** **Motion carried.**

7.2 Memo – REMO Re: Region of Queens Municipality
Council received a memo from Alex Dumaresq, Deputy CAO, Municipality of the District of Lunenburg, requesting that partner councils pass a motion indicating support in principle for expanding REMO to include the Region of Queens in advance of the November REMAC meeting.

A motion by Councillor Wilson, seconded by Councillor Carver, **"THAT Mahone Bay Town Council supports, in principle, expanding the Regional Emergency Management's Organization to include the Region of Queens Municipality."** **Motion carried.**

7.3 Staff Report – Jubilee Pond Stormwater Study
Council received a staff report providing them with an update on the Jubilee Pond Stormwater Study being undertaken with FCM funding.

A motion by Councillor Palfreyman, seconded by Councillor Boon, **"THAT Council accept this report for information."** **Motion carried.**

7.4 Staff Report – Jubilee 2.0 Engagement Plan
Council received a staff report presenting them with a proposed plan to engage Mahone Bay residents on future planning for Jubilee Park.

A motion by Councillor Boon, seconded by Councillor Carver, **"THAT Council approve the Jubilee 2.0 phase 1 engagement plan as presented and direct staff to proceed with its timely implementation."** **Motion carried.**

7.5 Staff Report – Carshare Study

Council received a staff report updating them on the EV Carshare project.

A motion by Councillor Wilson, seconded by Councillor Palfreyman, **"THAT Council accept movmi's phase 1 carshare report for information."** **Motion carried.**

7.6 Staff Report – Legislative Changes Impacting Fire Services

Council received a staff report providing them with information on expected changes to fire service provisions in Mahone Bay in reaction to recent legislative changes at the provincial level.

A motion by Councillor Carver, seconded by Councillor Boon, **"THAT Council receive this report for information."** **Motion carried.**

7.7 Staff Report – Snow and Ice Control Policy Amendment

Council received a staff report providing them with requested amendments to the Snow and Ice Control Policy.

8. Council Items

No Council items.

9. Committee Reports

9.1 Policy and Strategy Committee

Council received the draft minutes of the September 28, 2026 meeting of the Policy and Strategy Committee.

A motion by Councillor Carver, seconded by Councillor Wilson, **"THAT Council set the agenda of the next Policy and Strategy Committee meeting to include Partnerships Policy and Nature Based Solutions."** **Motion carried.**

9.2 Finance Committee

Council received the draft minutes of the September 25, 2026 meeting of the Finance Committee.

A motion by Councillor Palfreyman, seconded by Councillor Boon, **"THAT Council accept the committee reports for information."** **Motion carried.**

10. New Business

No new business.

11. Questions/Comments

12. Closed Session

A motion by Councillor Carver, at 11:04 p.m., seconded by Councillor Boon, "THAT Council go into Closed Session to **discuss Acquisition, Sale, Lease and Security of Municipal Property, Contract Negotiations, and Legal Advice Eligible for Solicitor-Client Privilege as permitted by the Municipal Government Act section 22(2)(a), 22(2)(e) and 22(2)(g) respectively." Motion carried.**

Council arose from Closed Session at 11:48 a.m.

13. Business Arising from Closed Session

A motion by Councillor Wilson, seconded by Councillor Palfreyman,

WHEREAS clause 66 (1) of the Municipal Government Act (the "Act") provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs and Housing (the "Minister"), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the *Municipal Government Act* authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the *Municipal Government Act* states, that in accordance with the *Finance Act*, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for was approved by the municipal council on September 17, 2026.

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the *Municipal Government Act*, the Town of Mahone Bay borrow by the issue and sale of debentures a sum or sums not exceeding $8,000,000, for a period not to exceed 30 years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the Town of Mahone Bay in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 7.0%;

THAT the debenture be arranged with the Province of Nova Scotia with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

14. Adjournment

Council adjourned at 11:49 a.m. on conclusion of business.

TOWN OF MAHONE BAY

Mayor, Suzanne Lohnes-Croft

TOWN OF MAHONE BAY

Town Clerk, Kelly Munroe