A Special Meeting of Town Council for the Town of Mahone Bay was held on Monday, October 19, 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

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

2. Temporary Borrowing Resolution
Council was presented with the amended Temporary Borrowing Resolutions, replacing those passed on September 17, 2026.

A motion by Councillor Wilson, seconded by Councillor Palfryeman,

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 of 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 by repaid from the proceeds of the debentures when sold.

Carried.

A motion by Councillor Wilson, seconded by Councillor Palfryeman,

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 of sums not exceeding eight hundred thousand dollars ($800,000) 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 eight hundred thousand dollars ($800,000) 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 by repaid from the proceeds of the debentures when sold.

Carried.

A motion by Councillor Wilson, seconded by Councillor Palfryeman,

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 October 19, 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 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.

Carried.

14. Adjournment

Council adjourned at 7:06 p.m. on conclusion of business.

TOWN OF MAHONE BAY **TOWN OF MAHONE BAY**

Mayor, Suzanne Lohnes-Croft Town Clerk, Kelly Munroe