

**Town of Mulgrave
Meeting Minutes
May 25, 2026**

Present: Mayor Chisholm, Deputy Mayor Tate, Councillor Maas Latimer, Councillor Russell, Councillor Michel, CAO Gray.

- i. **Call to Order**
Meeting called to order at 6:35 pm by Mayor Chisholm.
- ii. **Approval of Agenda / Addition of Agenda Items**
Moved by Councillor Maas Latimer, seconded by Councillor Michel, that the Agenda be approved with the following additions:
 - I. Public Announcements / Notices
 - II. Letter from the Strait Area – Chiefs, Mayors, and Wardens ***Motion Carried***
3. **Minutes – April 20, 2026** ***Minutes Accepted***
4. **Business Arising From Minutes**
Update provided re: the Census; some residents received Census in the mail, others were received at the door (or left at the door); completion deadline has been extended to July 12, 2026
Request for follow-up on Dog By-Law and signage on the trail; Donkin Street Bridge; Waste Water Treatment Plant.
5. **Presentations – None**
6. **New Business / Carry Forward Business**
 - a. Amendment to Land-Use By-Law #02 (Re: Agricultural Uses) – First Reading
First Reading was presented by CAO Gray, including the revised changes. This amendment had been discussed by the previous Council before their term ended. Several changes were made during the final meeting before the new Council was sworn in.
Notice of Public Hearing must be posted two weeks prior to Public Hearing / Second Reading; this version reflects all updates discussed up to the last meeting of the previous Council. CAO Gray noted that changes were made in Sections 31, 33, 35, 36, 37, and Appendix C.

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave approve First Reading of an Amendment to Land-Use By-Law #02 re: Agricultural Uses.

Moved by Deputy Mayor Tate, seconded by Councillor Russell ***Motion Carried***

b. Budget 2026 - 2027

i) General Operating Budget 2026 – 2027

The Municipality is facing a projected budget shortfall of approximately \$102,000 for the upcoming fiscal year. This gap is the result of several combined factors affecting both revenue and expense.

Key Factors Affecting the Budget

- Commercial tax revenue declined slightly, with commercial assessments dropping by 0.7%.
- Recreation and community grants decreased significantly, falling from roughly \$25,000 to \$5,000.
- Other municipal revenues dropped by about 3%, adding further pressure.
- Recreation grants dropped substantially - \$25,000 CSJ Grants – Active Community Fund and Seniors Program went from roughly \$25,000 to \$5,000.
- Proposed Tax Rate Adjustments - To close the \$102,000 gap, staff calculated potential adjustments to municipal tax rates – These changes would generate sufficient revenue to fully cover the projected shortfall.
- Residential rate would increase from \$1.2375 to \$1.3037 per \$100 of uniform assessment.
- A home assessed (capped) at \$150,000 would face an increase of approximately \$152 on the annual tax bill.
- Commercial tax rate would increase from \$4.5257 to \$4.681.
- Sewer rate would rise from \$20.15 to \$21.23.
- Overall, this represents an approximate 5.36% increase in rates.

ii) Water Operating Budget 2026 – 2027

The Municipality is currently addressing a \$70,000 shortfall in the Water Operating Budget. This gap is largely the result of required annual contributions to the Water Depreciation Fund, which must be set aside to support long-term capital needs such as system upgrades and infrastructure replacement.

Under provincial policy, depreciation funds can only be used for specific capital-related purposes; however, the Nova Scotia Regulatory and Appeals Board, upon application by the Water Utility, may direct that depreciation funds be used for other purposes. The Board may consider applications for approval to repay principal of long term debt out of the Depreciation Funds.

To help stabilize the water budget, staff have recommended using \$80,000 from the Water Depreciation Fund for eligible water-system expenses. This adjustment would result in a small surplus and the Water Depreciation Fund would be approximately \$722,000.

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave direct the CAO on behalf of the Town of Mulgrave Water Utility to submit an application to the Nova Scotia Regulatory and Appeals Board for approval to repay principal of long term debt of \$80,000 out of the Depreciation Funds.

Moved by Councillor Russell, seconded by Councillor Maas Latimer

Motion Carried

iii) General Capital Budget 2026 – 2027

Street Paving: initially \$20,000 in the Operating Budget; will likely require \$40,000; Capital Budget has been increased by \$20,000.

Waterfront McNairs Project: estimated cost of \$750,000 for breakwater and shoreline protection; original funding of \$516,000 split between the Province and the Town. Estimated cost will leave the Town roughly \$450,000 short (\$750,000 - \$250,000 - \$50,000 (Community Building Fund—formerly Gas Tax)) The Town will contact Strait Engineering to reduce the project scope to include the breakwater only (to meet the original intent of the project, shoreline protection).

iv) Water Capital Budget 2026 – 2027

½ Ton Crew Cab Truck (\$33,000 Water Capital and \$33,000 General Capital)
\$14, 000 for Chlorine probes

7. Reports

a. Council Committee Reports

- i. Police Advisory
Meeting June 9, 2026.
- ii. Library
Meeting May 21, 2026; renovations nearly completed.
- iii. Recreation / Culture
N/A
- iv. Guysborough County Home Support Agency (GCHSA)
Meeting May 28, 2026.
- v. Eastern Region Solid Waste Management (ERSWM)
Meeting May 28, 2026
- vi. Tourism Guysborough County
Next meeting September 10, 2026 – Online.
- vii. Source Water Protection Committee (SWPC)
Two positions still needed; to be posted.
- viii. Inclusion, Diversity, Equity, Accessibility (IDEA) Advisory Committee
Members needed.
- ix. Transit Association of Guysborough (TAG)
Meeting May 28, 2026.

- x. Scotia Days Committee
Music for the dance to be provided by *Rebel Road*; other events being revised.
Lorne MacDonald - Parade Marshall to honour his 50 Years with the Fire Department.
- xi. Market-by-the-Sea Committee
Liam Brophy & Turnbull Brothers for the concerts.
- xii. Community First
Mayor unable to attend.

8. Approved Additions to the Agenda

i. Public Announcements/Notices

- GFL Compost is available at 151 Waste Management Road - \$45.00/Ton.
- Bulk Curb-Side Pickup scheduled for June 25, 2026.
- A recent amendment to the Municipal Government Act (MGA) updates rules around CAO performance evaluations. The amendment clarifies the relationship between Council and the CAO, requires that the CAO be excluded from meetings where their performance is discussed, and allows Councils to delegate certain responsibilities. These changes take effect immediately.
- Cards are available at the post office for residents to fill out with their name and address. These cards will be mailed to elected officials as part of an effort to advocate for keeping local post office services. The cards are placed on the table just inside the entrance, and completed cards can be handed in at the counter.

ii. Letter from the Strait Area – Chiefs, Mayors, and Wardens

CAO Gray read the letter for an additional student residence at the NSCC Strait Area Campus.

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave approve the inclusion of the Town of Mulgrave as a signatory in a letter from the Chair of Strait Area Chiefs, Mayors, and Wardens to the Minister of Labour, Skills and Immigration regarding an additional student residence at the NSCC Strait Area Campus.

Moved by Councillor Michel, seconded by Councillor Maas Latimer

Motion Carried

9. Date of Next Meeting: June 1, 2026

10. Gallery

Resident expressed concern regarding potential tax increases, and the combined impact of increased property assessments and tax rate increases; requested Council take both factors into consideration when finalizing the Town budget.

Resident also requested clarification regarding additional funding from PHP for transporting windfarm components over Town roads in 2026 – 2027.

Resident requested an update re: the paving of Highway 344; will be paved starting at corner of Main Street & Loggie Street to Auld's Cove; Town has also requested that culverts be included in the scope of work.

11. In-Camera

Moved by Councillor Maas Latimer, seconded by Deputy Mayor Tate to move in camera at 7:40 pm.

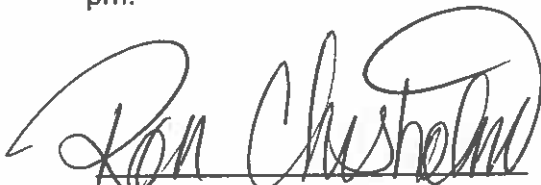
Motion Carried

Moved by Councillor Maas Latimer, seconded by Deputy Mayor Tate out of in camera at 8:16 pm.

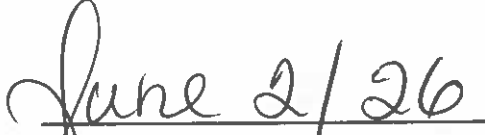
Motion Carried

12. Adjournment

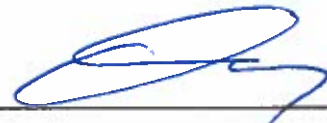
There being no further business it was moved by Councillor Maas Latimer to adjourn at 8:17 pm.



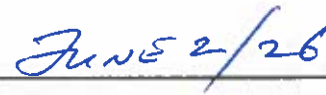
Mayor



Date



CAO



Date