

WEST HANTS REGIONAL MUNICIPALITY

Committee of the Whole - Meeting Agenda Amended November 14, 2025

November 12, 2025 - 6:00 p.m.

In-person Sanford Council Chambers, 76 Morison Dr, Windsor, NS

Virtual via Zoom (also YouTube Livestream)

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.



West Hants
something inspiring awaits

1. Call to Order
2. Attendance
3. Approval of the Agenda, including additions or deletions
4. Declaration(s) of Conflict of Interest
5. Announcements
6. Approval of Previous Meeting Minutes
 - a) 2025-10-14 Committee of the Whole Minutes
7. Presentations
 - a) Marketing Levy Information – VanEssa Roberts and VREN
8. Unfinished Business/Postponed Motions
 - a) Award of Tender for WHRM Organization Review Recommendation Report – CAO Phillips
 - b) Draft CSO Residential Property Buyout Policy Information Report – CAO Phillips
9. Reports
 - a) **CAO Activity Update - Information Report**
10. Correspondence
 - a) General Correspondence Received Ledger as of November 7, 2025
 - b) Correspondence Sent as of November 7, 2025
 - i. Request for Provincial Support in Establishing a Winter Warming Centre
11. New Business
 - a) Avon View High School Funding Recommendation Report – Mayor Zebian
 - b) Community Splash Pad Recommendation Report – Mayor Zebian
 - c) Waste Pick-Up Crew Recommendation Report – Mayor Zebian
 - d) Pipe Crawler Camera System Recommendation Report - Director Richard

- e) Planning and Heritage Advisory Committee Member Appointment Recommendation Report – Clerk Snair
 - f) Reschedule December Meeting Dates Due to Holiday Season Recommendation Report – Clerk Snair
12. Public Comment Period
 13. In-Camera - None
 14. Next Meeting Date / Adjournment – November 25, 2025 Council Meeting at 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY
Committee of the Whole - Meeting Minutes
November 12, 2025 - 6:00 p.m.
In-person Sanford Council Chambers, 76 Morison Dr, Windsor, NS
Virtual via Zoom (also YouTube Livestream)



1. **Call to Order** – The meeting was called to order at 6:00 p.m.

2. **Attendance** (6:00 p.m.)

Council

Abraham Zebian, Mayor

Rupert Jannasch, Councillor Dist. 1 (ZOOM)

Scott McLean, Councillor Dist. 2

Chrystal Remme, Councillor Dist. 3

Paul Wheadon, Councillor Dist. 4

Bob Morton, Councillor Dist. 6

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor, Dist. 7

Paul Morton, Councillor Dist. 8

John Smith, Councillor, Dist. 9

Bonnie Smith, Councillor Dist. 10

Jim Ivey, Councillor Dist. 11

Staff

Mark Phillips, CAO

Todd Richard, Director of Public Works

Carlee Rochon, Director of Financial Services

VanEssa Roberts, Manager of Community Economic Development

Deanna Snair, Exec. Asst/ Clerk

Kathy Kehoe, Director of Community Development

Regrets

Kari Fougere, Act. Director Planning & Development

Presenters:

Four (4) members of the public

Emily Boucher, CEO, VREN

Genevieve Allen Heran, Tourism Strategy Manager

3. **Approval of the Agenda including additions or deletions** (6:01 p.m.)

As there were no additions, the agenda was accepted as presented.

4. **Declaration(s) of Conflict of Interest** (6:01 p.m.) - None

5. **Announcements** (6:01 p.m.)

West Hants Regional Municipality is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

Council and I as Chair are committed to ensuring this meeting and its participants conduct themselves in a respectful and professional manner as outlined in the municipality's Municipal Code of Conduct. Meeting presenters, staff, and the public are expected to conduct themselves

in an equally respectful manner at all times the meeting is being conducted. I thank you all in advance for your commitment to these important meeting principles.

Congratulations were extended to the Avon View High School Boys Hockey Team on their outstanding achievement, capturing first place in the Birthplace of Hockey Tournament.

Appreciation was extended to all who attended the Remembrance Day services across the region.

A reminder was shared for the upcoming Nickel Auction on November 20, 2025, hosted by the Brooklyn Fire Department Auxiliary.

A reminder was shared for the upcoming Christmas Craft Fair on November 27, 2025 at the Sweets Corner Hall.

A reminder was shared for the upcoming Christmas Angels Fundraising event with Tyler Salsman on November 23, 2025 at the Southwest Hants Fire Department.

A reminder was shared about the upcoming Tree lighting and Santa drive-by at the Southwest Hants Fire Station on November 29, 2025.

A reminder was shared about the Share the Warmth campaign. All donations can be dropped off at Credit Union locations in Brooklyn and Windsor, the Family Resource Centre and the West Hants Sports Complex.

A reminder was shared about the upcoming Mrs. Claus breakfast at the Ardoise Hall on November 23, 2025 beginning at 8 am.

A reminder was shared about the upcoming WHRM Santa Parade of Lights in Windsor on November 22, 2025 at 6 p.m.

6. Approval of Previous Meeting Minutes (6:03 p.m.)

a) 2025-10-14 Committee of the Whole Minutes

With no changes proposed, the minutes were approved as presented.

7. Presentations

a) Marketing Levy Information Report – VanEssa Roberts and Genevieve Allen Heran, Tourism Strategy Manager (6:04 p.m.)

Mr. Hearn provided a brief introduction, explaining that a Destination Management and Marketing Organization (DMMO) was a group that brings together towns, businesses, and community partners to strengthen local tourism. He noted that a DMMO promotes the region as an attractive place to visit, helps manage the visitor experience, and oversees tourism resources. Its main goal was to grow tourism sustainably while supporting the local economy, culture, and environment. The presentation also outlined how DMMOs are funded, clarified what a Marketing Levy was, described any exemptions, and offered examples of what the levy would cost visitors and the types of resources it helps provide.

Discussion Points:

- West Hants has not had any affiliation with a regional tourism association since 2014.

- Accommodators are responsible for collecting the levy, and remittances can be submitted either monthly or quarterly, with most choosing the quarterly option. Many municipalities use a third-party platform (ORMA) to process these submissions. Through this system, owners enter information such as the number of rooms and any applicable exemptions, and the program automatically calculates the amount owed. The expectation was that municipalities would then provide these collected funds to the DMMO through a grant.
- Airport fees would go to the Airport Authority and help pay for tourism displays in the airport.
- Some small operators were not comfortable with this fee because they already participate in marketing campaigns through the associations they currently belong to. However, the Valley Regional Enterprise Network expressed the opinion that these accommodations would also benefit from the work being done by the DMMO and therefore should be included as well.
- With a 70% remittance rate, it was projected that approximately \$700,000 could be generated if all municipalities in the Annapolis Valley participated. This amount would increase as more accommodators came online.
- Municipalities would be responsible for enforcement and compliance, ensuring that accommodators register and submit their remittances.
- Only fixed roof accommodations were subject to the marketing levy.
- Although there was general support for implementing the marketing levy in principle, it was agreed to wait for additional information before making a final decision. There was value in having an example or a webinar detailing how remittances were submitted, additional information on the potential burden on municipalities, enforcement processes, and the expected involvement of WHRM Finance staff. More information will be presented in January, along with updates on other municipalities joining. Any outstanding questions from Council can be submitted via email, and responses will be included in the information report presented at that time.

8. Unfinished Business/Postponed Motions

a) Award of Tender for WHRM Organization Review Recommendation Report (6:54 p.m.)

CAO Phillips reviewed the report. Following the July 22, 2025 Council meeting, West Hants Regional Municipality (WHRM) issued a Request for Proposal (RFP) on September 11, 2025, seeking consultants to complete an Organizational Review. The review aims to ensure the Municipality can sustain service levels and effectively manage future growth, focusing on three key areas: compensation and remuneration, size and scale of resources, and resource performance and support. Designed as a forward-looking assessment over the next 5–10 years, it will address evolving workforce expectations within a competitive job market. Proposals were independently evaluated by a working group composed of representatives from the CAO's Office, Planning & Development, and Public Works. The RFP closed on October 23, 2025, with eleven proposals received, four of which met the minimum technical score of 75% for further consideration.

Discussion Points:

- The organizational review was being conducted across the entire organization. As part of the Financial Audit RFP process, staff noted that MNP was creating a prediction tool to estimate how many staff would be needed if certain tasks increased in the utility areas. Once completed, this tool will be shared with the team conducting the organizational review.
- The review was intended to be detailed, not high-level. It will examine the scope of each person's job (size and scale), how roles are connected, and may include recommendations on cross-training. It also was expected to look at workplace culture, which usually keeps people, while wages and perks mainly attract them.
- As engagement begins with the successful vendor, the project will become more defined with timelines and activities, so check-ins were anticipated.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE AWARD OF TENDER WHRMAD25-01 REQUEST FOR CONSULTING SERVICES FOR THE WEST HANTS REGIONAL MUNICIPALITY ORGANIZATIONAL REVIEW CONTRACT TO CAPSTONE PROJECT SOLUTIONS INC. FOR THE TENDERED PRICE OF \$56,010 BEFORE APPLICABLE TAXES, TO BE FUNDED THROUGH THE OPERATING RESERVE. MOTION CARRIED.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE A CONTINGENCY ALLOCATION OF 25% EQUALLING \$14,003 TO SUPPORT THE ORGANIZATIONAL REVIEW TO BE FUNDED THROUGH THE OPERATING RESERVE. MOTION CARRIED.

b) Draft CSO Residential Property Buyout Policy Information Report (7:11 p.m.)

CAO Phillips reviewed the report. Recently, residents of Stannus Street submitted requests for Council to revisit the proposed draft CSO Buyout Program, citing concerns about the timeline for completing the Stormwater Management Plan prepared by CBCL, despite it being a viable long-term solution for Windsor's infrastructure needs. At the October 28, 2025 meeting, Council directed that the draft CSO Residential Property Buyout Program policy be brought back for review and consideration. Staff await further guidance on next steps.

Discussion Points:

- Municipal modernization and tax reductions after natural disasters; more details are needed, especially how the Department of Emergency Management defines destruction versus damage or repairs. This clarification would be helpful.
- The properties in the draft document were defined very specifically to avoid going outside the affected zone.
- The funding limit hasn't been determined yet, and it was unclear if it was per house or for the whole initiative. The draft bases funding on the average of two assessments plus 10%. It may be clearer to call this the funding source. It was important to know what the Municipality had access to as a source of funding.

- With respect to timing, the initial appraisals were completed a year ago, it would be helpful to see how market changes have affected the appraisal amounts.
- Follow up was required to determine whether a response from the Federal government has been received regarding the funding buyout program.

Concerns were raised about the discussion potentially becoming an in-camera session. It was suggested that if the discussion continued, it would need to go in-camera.

MOVED BY COUNCILLORS LEARY-PINCH AND IVEY THAT AT 7:30 P.M.
COUNCIL MOVE THE MEETING TO IN-CAMERA. MOTION DEFEATED.
Nays: Jannasch, Francis, B. Morton, P. Morton, Zebian and J. Smith

Council agreed that a report will be presented at the next meeting outlining potential funding sources and providing historical context on the matter.

9. Reports

a) CAO's Report (7:43p.m.)

The CAO provided an overview highlighting ongoing Council and Committee meetings, with upcoming strategy sessions and district town halls being planned. Other activities included labour management and organizational review meetings, accessibility and DEICC meetings, participation in the Valley CAO Working Group, and attendance at the Hantsport Remembrance Day Service. Support for the unhoused continues at Shell Park, though shelter operations remain unconfirmed due to staffing challenges. The Senior Fire Service leadership position will be advertised by the end of November, with a workshop scheduled for December 1. Budget open houses were held in October and November, and the Water Utility and 2024/25 Municipal Audits will be presented to the Audit Committee in January and to Council in January 2026. Operational meetings covered facilities, trails, parks, economic development, and events, with Avon View High School meetings held regarding pedestrian walkways (Nov 5) and graduation planning (Nov 18).

A public meeting on Windsor stormwater was held November 4. Water systems in Windsor/Mill Lakes, Hantsport/Davidson Lake, and Falmouth/French Mill Brook have stabilized following rainfall. The "Make It Rain" project was nearing completion, with system testing underway to ensure readiness for future use. The municipal bottled water program continues weekly, now fully coupon-based, with over 70,000 four-litre bottles distributed as wells recover. Staff are reviewing Council's direction on residential well assistance and the bulk water rebate policy. An update on the Wentworth Road and Payzant intersection, including the Payzant-to-King extension, will be presented at the December Committee of the Whole meeting.

Discussion Points:

- The audit reports from MNP will be presented to the Audit Committee in January 2026 and subsequently forwarded to Council for review. There is also the potential to schedule an interim Audit Committee meeting to allow the committee to catch up on previous audit information.
- With the Mills Lake project (Make it Rain) nearing completion and preparing for initial startup, concerns were initially raised that low temperatures could pose a risk of freezing

and potential pipe damage. It was noted the piping used in the project was less vulnerable to freezing, and there were no anticipated concerns for damage.

- An update on the consolidation of the documents for the Municipal Plan Review would be shared once it was received from the Acting Director.

10. Correspondence (7:48 p.m.)

- a) General Correspondence Received Log as of November 7, 2025 - None
- b) Correspondence Sent as of November 7, 2025
 - i. Request for Provincial Support in Establishing a Winter Warming Centre

11. New Business

- a) Avon View High School Funding Recommendation Report (7:48 p.m.)

Mayor Zebian reviewed the report. The report noted that a recent meeting with the High School Principal and staff highlighted funding limitations, which created barriers and limited the number of students who can participate in programs that keep them engaged in their areas of interest. The school offers many opportunities, including sports, arts, band, debate, and other programs that benefit hundreds of students. It also provides support to families throughout the year with meals and other essential items. It was felt by providing support to the school was a valuable way for Council to positively impact our entire region.

Discussion Points:

- While the initiative was appreciated, concerns were raised that, if funding were approved, questions might arise about where it would end, as many schools in the region also require additional support and could potentially benefit from similar initiatives.
- There were also other existing organizations, grants, and sources of support that schools could explore to access additional funding streams to enhance their programming.
- Support for this initiative would require the policy to be amended, which has been challenging without a clear understanding of the overall plan and scope of funding.
- There is value in having a report that highlights the supports currently provided by the Municipality, as it helps Council understand existing programs and identify areas for potential enhancement.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR B. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL DIRECT STAFF INCLUDE A FUNDING AMOUNT OF \$25,000 FOR AVON VIEW HIGH SCHOOL FOR THE 2026/2027 BUDGET. MOTION DEFEATED.

Nays: Ivey, B. Smith, P. Morton, Leary-Pinch, Remme, Jannasch and Francis

- b) Community Splash Pad Recommendation Report (8:05 p.m.)

Councillor Remme left the meeting at 8:05 p.m. and did not participate in the discussion.

Mayor Zebian reviewed the report. For several years, residents have expressed a desire for a splash pad in West Hants. During the 2025/2026 budget deliberations, the item was removed from the budget. Currently, Hantsport has a dated splash pad operated by HMCC. While appreciated, there was a need for a modern splash pad in a central location for West Hants residents. Such a

facility would provide an affordable way to cool off, foster social opportunities, and enhance the municipality's recreational offerings.

Discussion Points:

- There have been numerous residents inquiring about the possibility of an additional splash pad for West Hants.
- The information report will provide Council with additional context and details, enabling members to make an informed decision during budget deliberations. No specific location has been identified at this time; the report was intended to gather additional information for future consideration.
- There was value in understanding the operational costs associated with a splash pad, and consideration should be given to incorporate this information into the report to provide a more complete picture.
- The Future Needs Assessment for Parks and Recreation spaces will help identify where needs exist within WHRM's communities. This information report would help supplement the assessment by providing additional context, operational considerations, and data to support planning and decision-making.
- An inquiry regarding the lifespan of the splash pad located in Hantsport will be conducted, and the information will be shared with Council at a later date.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR LEARY-PINCH THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL DIRECT STAFF TO REPORT BACK AT THE DECEMBER COMMITTEE OF THE WHOLE MEETING ON THE APPROXIMATE COST OF INSTALLING A SPLASH PAD WITHIN THE WEST HANTS REGIONAL MUNICIPALITY, POTENTIAL LOCATIONS, VENDORS, AND FUNDING POSSIBILITIES FOR COUNCILS' CONSIDERATION FOR THE 2026/2027 BUDGET. MOTION CARRIED. Nays: Jannasch

Councillor Remme was not present for the discussion resulting in her not voting on the matter.

c) Waste Pick-Up Crew Recommendation Report (8:17 p.m.)

Mayor Zebian reviewed the report. Since consolidation, the Municipality has actively worked to enhance the region's appearance. Additions such as seasonal decorations, banners, and street planters have been well received and added charm to our streetscapes. Despite these improvements, litter remains a growing concern. While volunteers, local businesses, and community groups have contributed, it was felt that additional dedicated resources would significantly help address the issue.

Discussion Points:

- It was agreed that waste was an issue, a suggestion was made to potentially expand the motion to explore other programs that could be supported, such as Adopt a Highway, incentives, community cleanups, and partnership grants. In the past, there was a waste committee which included individuals with great ideas that didn't require extra resources like additional staff or trucks. Other municipalities have similar programs, such as

- beautification crews and road adoption initiatives. Expanding the program could broaden its reach and find new ways to engage the community.
- The intention was to have a report that may provide options to be considered that would decrease the amount of litter across the region.
 - Enforcement on provincial roads would be administered by the Province. Staff will need to confirm how the Municipality approaches this issue. Illegal dumping was enforced through WHRM's By-law Enforcement Officers.
 - It was important to include information about Region 6's extensive current and past litter programs in the materials brought back for consideration.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR WHEADON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO PREPARE A REPORT FOR THE DECEMBER COMMITTEE OF THE WHOLE MEETING ON THE POSSIBILITY OF CREATING A DEDICATED WASTE PICK-UP CREW FOR THE MUNICIPALITY, AS WELL AS INFORMATION ON PAST PROGRAMS SUCH AS ADOPT A HIGHWAY OR OTHER PROGRAMS THROUGH REGION 6 THAT HAVE BEEN SUCCESSFUL IN THE PAST; ALL INCLUDING COSTS AND ANYTHING ELSE THAT MAY BE RELEVANT FOR COUNCILS CONSIDERATION FOR FURTHER DIRECTION AT THAT POINT. MOTION CARRIED. Nays: J. Smith

d) Pipe Crawler Camera System Recommendation Report (8:38 p.m.)

Director Richard reviewed the report. This report recommended acquiring a sewer crawler pipe inspection camera system to modernize underground infrastructure inspections. The system provides high-resolution video and remote diagnostics, improving maintenance planning, reducing repair costs, and supporting public and environmental health. Public Works manages an extensive network of sewer and stormwater systems, where traditional inspection methods are labor-intensive, hazardous, and often require excavation. With aging infrastructure, new additions, and growing demand for proactive asset management, advanced inspection technology was essential.

Discussion Points:

- This was a robust system. With proper maintenance, its lifespan is expected to be 20–25 years. Software would be purchased with the camera, though some minor updates may be needed.
- Funding was split 50/50 between the sewer and the general rate, as the equipment would also benefit stormwater mains.
- WHRM does not have a crawler camera; they have a small push camera that can reach about 20–30 ft into these spaces.
- The camera will likely be used 15–20 hours per week. Areas will be prioritized, as there are not enough staff to operate it on a full-time basis.
- The cost to subcontract or lease the camera would cover purchasing it within six months. The warranty was a one year.

MOVED BY COUNCILLORS WHEADON AND B. SMITH THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVES THE PURCHASE OF A PIPE CRAWLER CAMERA SYSTEM, OUTFITTED IN A CUSTOM-BUILT ENCLOSED TRAILER FROM DEEP TREKKER FOR A TOTAL BUDGET NOT TO EXCEED \$166,864 INCLUDING APPLICABLE TAXES. MOTION CARRIED.

- e) Planning and Heritage Advisory Committee Member Appointment Recommendation Report (8:45 p.m.)

Clerk Snair reviewed the report. On October 12, 2025, the Acting Director of Planning and Development received notice of a resignation from a West Hants representative. A public call for applications was advertised in the Valley Journal Advertiser and on the Municipal website and Facebook pages starting October 20, 2025, with a deadline of 4:30 p.m. on November 4, 2025. Four applications were received: two from Vaughan, one from Ellershouse, and one from Newport. While all applicants were qualified, a regional approach was preferred to ensure balanced representation across West Hants.

Discussion Points:

- The appointment was for a resident residing in the former West Hants boundaries.

MOVED BY COUNCILLORS LEARY-PINCH AND WHEADON THAT COMMITTEE OF THE WHOLE RECOMMEND TO COUNCIL THAT BETH EASSON BE APPOINTED AS A RESIDENT MEMBER OF THE PLANNING AND HERITAGE ADVISORY COMMITTEE COMMENCING NOVEMBER 25, 2025 UNTIL OCTOBER 31, 2027. MOTION CARRIED

- f) Reschedule December Meeting Dates Due to Holiday Season Recommendation Report (8:48 p.m.)

Clerk Snair reviewed the report. The holiday season brings numerous personal and professional commitments. Historically, meetings during December have been rescheduled to allow staff and Council to balance responsibilities while maintaining governance. Continuing this practice provides a formal break to rest and reflect, ensures transparency and public participation, and avoids conflicts with holiday closures.

Discussion Points:

- Due to the short turnaround time between meetings and the narrow window for preparing reports, it was agreed that some flexibility would be allowed. The deadline for submitting reports to be included in the agenda will therefore be extended. Reports will be included in the agenda as long as they are submitted before the agenda is posted publicly.

MOVED BY COUNCILLORS LEARY-PINCH AND P. MORTON THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVE THE RESCHEDULING OF THE WHRM COMMITTEE OF THE WHOLE MEETING FROM DECEMBER 9TH, 2025 TO DECEMBER 2ND AND THE WHRM COUNCIL MEETING FROM DECEMBER 23RD, 2025 TO

DECEMBER 9TH, 2025 AND THAT NOTICE OF THE CHANGE BE PROVIDED TO THE PUBLIC. MOTION CARRIED.

13. Public Comment Period (8:52 p.m.)

Susan Sandford, a resident of Falmouth, provided comments on the Marketing Levy presentation, expressing that she does not support the proposed tax levy. Ms. Sandford spoke about her personal experience as a short-term rental owner, noting the financial and administrative challenges already faced by property owners in the industry. She shared concerns that the implementation of a levy would add unnecessary costs and administrative burden to small operators. Ms. Sandford also emphasized that many short-term rental owners already contribute to promoting the region through independent marketing efforts, such as advertising on social media platforms and booking websites, which involve existing fees. She encouraged Council to consider these ongoing contributions and the potential impact of an additional levy on local tourism operators.

Amanda Dunfield, a resident of Stannus Street, provided comments on the Draft CSO Residential Property Buyout Policy Information Report. Ms. Dunfield encouraged members of Council to reach out to homeowners in the area to discuss their experiences living there and to gather their feedback on the proposed policy. She also emphasized the importance of transparency and reminded Council of the correspondence received from the Honourable Harjit Sajjan, Minister of Emergency Management, dated March 7, 2025, and from the Honourable Kim Masland, Minister of Emergency Management, dated July 8, 2025, which she paraphrased during her remarks.

14. In-Camera – None

15. Next Meeting Date / Adjournment – November 25, 2025 Council meeting

The meeting adjourned at 9:09 p.m. as there was no further business to discuss.

Mayor Zebian

Deanna Snair, Municipal Clerk