



**Minutes  
Regular Meeting**

**September 3, 2024, 6:00 p.m.  
Lower Coverdale Baptist Church, 1121 Route 114, Lower Coverdale, NB**

Present: Mayor Rochon  
Councillor Ward Russell  
Councillor Elderkin  
Councillor Land  
Councillor Jonah  
Councillor Coates  
Deputy Mayor Ereaux

Staff Present: Linda Sabourin, CAO/Clerk

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1. **Call to Order**

Mayor Rochon called the meeting to order at 6:00 pm.

2. **Adoption of Agenda**

**IT WAS MOVED** by Councillor Land and **SECONDED** by Councillor Elderkin that the agenda be adopted with the following amendments:

- Addition of # 12 Public Comments and Statements
- Addition of # 13B Closed Session per Local Governance Act 68(1)(d).

**MOTION CARRIED** (unanimously)

3. **Conflict of Interest Declarations**

none

4. **Adoption of Minutes**

a) June 4, 2024

**IT WAS MOVED** by Councillor Elderkin **SECONDED** by Councillor Coates **THAT** the Minutes of the Regular Meeting June 4, 2024, be approved.

**Motion Carried** (unanimously)

b) June 11, 2024

**IT WAS MOVED** by Councillor Ward Russell and **SECONDED** by Councillor Jonah **THAT** the minutes of the Special Meeting June 11, 2024, be approved

**Motion Carried** (unanimously)

c) June 18, 2024

**IT WAS MOVED** by Councillor Jonah and **SECONDED** by Councillor Land **THAT** the minutes of the Special Meeting June 18, 2024, be approved

**Motion Carried** (unanimously)

d) August 6, 2024

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Ward Russell **THAT** the minutes of the Regular Meeting August 6, 2024, be approved

**Motion Carried** (unanimously)

e) August 13, 2024

**IT WAS MOVED** by Councillor Coates and **SECONDED** by Deputy Mayor Ereaux **THAT** the minutes of the Special Meeting (closed session) August 13, 2024, be approved

**Motion Carried** (unanimously)

f) August 13, 2024 – special meeting minutes will be tabled to next meeting.

g) August 20, 2024

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Coates **THAT** the minutes of the Committee of the Whole Meeting August 20, 2024, be approved

**Motion Carried** (unanimously)

5. **Consent Agenda** – none

6. **Public and Administrative Presentations**

a) SERSC - Fundy Albert – A look forward to 2035

Francesco Calazzo, Southeast Regional Service Commission and David Campbell, author of this public study, talked about the future of Fundy Albert and what needs to be done to sustain and grow the municipality. The first step is promoting the *Fundy Albert – A look forward to 2035* report to constituents (link on our website to the SERSC site).

Ideas presented on how to move forward to sustain and grow are as follows:

- Housing options
- Promote Fundy Albert
- Attract investors to take over businesses as people retire
- Attract entrepreneurs
- Set ambitions for 10 years out
- Tourism – have events all year around

b) Phyllis Sutherland – Spraying Herbicides and Health and Fundy Albert

Ms. Sutherland started with a thank you for signage for no parking on FA property. She then presented a report detailing what she believes is happening to the wildlife and vegetation in Fundy Albert due to the spraying of herbicides and Larvicide. She asked

council to study the precautionary principles that were set out in the report along with a request that Fundy Albert not let spraying continues unless it is proven to cause no damage. She stated that Moncton no longer sprays near the dam in Turtle Creek because of possibly contamination of the city water supply, and offered questions she wanted council to think about:

- Is the Riverside-Albert well near where they are spraying or near the Watershed that is collected in Fundy Albert.
- Whose interest are we serving?
- Who's benefiting?
- Who's suffering from the effects: deer, wildlife?
- Why take the chance?

Ms. Sutherland suggested a committee be formed to study these issues; she and Kim Wilmott would like to be members. Council agreed to bring this issue to the next Committee as the Whole Meeting on September 17, 2024, for further discussion.

### **2-minute presentations:**

**David Knickle** discussed the Fundy Albert budget. He mentioned that since the amalgamation, tax rates in LSDs went up 30% while other areas and municipalities are level or have gone down. He believes that LSDs are paying more than their fair share based on population. He reminded council that last year he proposed that a re-balancing of the shared services based on distance away from the asset would be a way to make it a fairer playing field. He inquired about Whitebirch Park and what we were paying Bylaw officers for. He asked that council consider all constituents when balancing this year's budget.

Mayor Rochon replied that Whitebirch is currently privately owned.

Deputy Mayor Ereaux responded that the by-Law officers were asked to prioritise Unsightly Premises. Councillor Elderkin mentioned that the Administration posted an online survey pertaining to the budget that all Fundy Albert residents are encouraged to complete if they wish to do so.

**Shawn McGrath** wanted to discuss budget deliberations. He asked for advance notice of the budget so the public can consult and provide feedback. He felt that there should be proportional representation from all areas of Fundy Albert. Mayor Rochon mentioned that preliminary indications from the province are that assessment values of homes will increase by 10%.

## **7. Reports and Recommendations from Committees and Private Meetings**

### **i. Committee of the Whole August 20, 2024**

#### **1. Motion -APPLICATION FOR INTERIM FINANCING FOR GOLF CLUB ROAD REPAIRS**

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Land **THAT**

**WHEREAS** the council recognizes the need apply for interim financing for the Golf Club Road repairs; and

**WHEREAS** the council acknowledges that said repairs will be wholly financed by the NB Disaster Financial Assistance Program.

**BE IT RESOLVED THAT** the Municipality of Fundy Albert submit to the Municipal Capital Borrowing Board an application for authorization to borrow for a capital expense for the following term and amount:

<b>Purpose:</b>	<b>Amount (\$):</b>	<b>Term:</b>
Transportation Services	\$711,206	3 Years

**Motion Carried** (unanimously)

2. **Motion - Hygiene Machine Inc. Hillsborough Facility - Water and Wastewater Requirements**

**IT WAS MOVED** by Deputy Mayor Ereaux and **SECONDED** by Councillor Jonah **THAT**

**WHEREAS** the council recognizes the need to establish a clear framework for collaboration with Hygiene Machine Inc. (HMI); and

**AND WHEREAS** the council acknowledges the importance of flexibility in managing water usage applications that fall outside the scope of the current or future bylaws; and

**BE IT RESOLVED THAT:**

1. the council agrees to authorize the Mayor and CAO to enter a Memorandum of Understanding (MOU) with HMI. This MOU will describe the basic terms, conditions, and requirements that will be imposed on HMI or that HMI will be following. Upon mutual agreement of the MOU, the parties will proceed with drafting and executing a Formal Legally Binding Agreement.
2. the MOU will include a specific change to item 7.3.4 from 4 units to 5 units.
3. the Water Sewer Bylaw Consolidation Committee is directed to add a clause to the proposed Fundy Albert water bylaw that states that any water usage applications that fall outside the scope of the bylaw will be negotiated on a case-by-case basis, with an MOU in place to outline the specific terms and conditions.

Deputy Mayor Ereaux stated that there should be a provision that metering is imposed to compare usage to what was projected, and HMI should be aware that should the water usage exceed the projections it would be necessary to revisit the units charged. The same would go for the situation where their usage is less than anticipated. In the past, the Hillsborough experienced issues with meeting demand so it's important to realize that water & sewer bylaw that is coming will include a provision that in the event/instance of a water shortage the municipality has the right to restrict water to specific users and that there is an order of priority. Industrial users would be the first to be restricted with the last being the residential users.

**Motion Carried** (Unanimously)

### 3. Motion - Hillsborough Arena

**IT WAS MOVED** by Councillor Land and **SECONDED** by Councillor Coates **THAT**

**WHEREAS** the current limitations of our arena prevent it from effectively handling the challenges of ice making during the shoulder seasons (early fall and late spring); and

**WHEREAS** it is essential to ensure the safety and quality of the ice for all users and events held at the arena as well as the preservation of aging equipment; and

**WHEREAS**, exploring advertising and sponsorship opportunities can provide additional funding to support arena operations and improvements.

**BE IT RESOLVED THAT:**

1. the 2024-2025 season shall be scheduled to commence on October 9th, 2024, and end on April 5, 2025.
2. the council will ensure that all relevant stakeholders, including sports teams, event organizers, and the general public, are informed of the new season schedule in a timely manner.
3. the council will explore potential upgrades to the arena's ice-making capabilities to address the challenges presented during the shoulder seasons, with the aim of extending the operational season in future years.
4. the council will explore opportunities for advertising and sponsorship to generate additional revenue to support arena operations and potential upgrades.

Councillor Elderkin states she sees the potential of shoulder seasons, however, without upgrades it would be too risky at this time. Deputy Mayor Ereaux felt that it is prudent to restrict to a regular season currently.

**Motion Carried** (unanimously)

### 4. Motion - Invitation to Political Candidates

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Land **THAT**

**WHEREAS** Fundy Albert is a member of the Union of Municipalities of New Brunswick; and

**WHEREAS** it is in our collective interests to understand where our provincial political candidates stand on the UMNB's priorities of a more unified provincial-municipal partnership, a new fiscal framework, housing affordability, an urban housing strategy, and to a comprehensive provincial policing review;

**BE IT RESOLVED** that the Council of the Village of Fundy Albert invite representatives of all provincial political parties to articulate their individual and party positions on the five key UMNB advocacy priorities, to be held at a special meeting to be scheduled on Wednesday, September 18, 2024.

Councillor Elderkin inquired whether it would be a public meeting, to which the answer was yes.

**Motion Carried** (unanimously)

ii. **Emergency Measures Committee**

Councillor Coates stated that the committee is waiting on more information from the New Brunswick Emergency Measures Organisation (NBEMO) on the regional collaboration document and asked if the Mayor and CAO had signed the agreement with them yet. Mayor Rochon indicated that Fundy Albert had submitted its intent to participate and are waiting for the NBEMO to add the participating municipalities to the agreement and send back for final council approval.

iii. **Personnel Committee**

None

iv. **Water and Wastewater Bylaw Consolidation Committee**

Next scheduled meeting is Wednesday, Sept 25<sup>th</sup> at 6pm Riverside-Albert Recreation Centre where there will be a presentation of an updated proposed draft rate structure and the first proposed draft of the bylaw, which should be out to council next week.

8. **Reports from Administration**

a. **Grants and Contributions Request**

**MOTION TO SUPPORT THE ERIC K. STEEVES CHARITY GOLF TOURNAMENT**

**IT WAS MOVED** by Councillor Ward Russell and **SECONDED** by Councillor Elderkin **THAT**

**WHEREAS**, the Eric K. Steeves Charity Golf Tournament has been raising upwards of \$92,000 for community projects to date; and

**WHEREAS** the organization of a charity golf tournament presents an excellent opportunity to engage the community, promote physical activity, and for 2024 to raise funds for the Hillsborough Elementary Home and School Association; and

**AND WHEREAS** the Fundy Albert Grants and Contributions budget has \$8,360 remaining of its allocated \$44,200;

**BE IT RESOLVED** that Fundy Albert approve a grant of \$500 to the Eric K. Steeves Charity Golf Tournament.

**BE IT FURTHER RESOLVED** that the council recognizes the importance of supporting charitable initiatives and commits to fostering a spirit of community and generosity through its actions.

**Motion Carried** (unanimously)

9. **By-Laws**

None

10. **Mayor and Council Statement Inquiries**

**Councillor Coates** – inquired as to when Fundy Albert would have direct deposit for payroll. CAO stated that it is in the works now. He was asking about vehicle expense reports, which the CAO this is subject best suited for a Committee of the Whole meeting.

**Councillor Elderkin** –just wanted to mention that the new fire truck will be coming in October and that there are plans to have an unveiling when it arrives.

**Councillor Jonah** – had nothing to report at this time.

**Deputy Mayor Ereaux** – provided highlights from the Fundy National Park

- estimated that there were 220,000 visitors between May – August 2024
- campsite nights were at 40,000 between May-August 2024 which was an increase over last year's 37,000
  - pool had 16,500 users with 32 taking local youth swimming lessons

**Councillor Land** – wanted to thank: the CAO and the Mayor for getting the Golf Club Road and Pound Hill tender out; everyone involved with the pool and making a success this year; and Public Works for making our municipality look so great.

**Councillor Ward Russell** – wanted thank council for having the meeting in Lower Coverdale. She was in contact with an engineer from DTI about the upkeep needed in her ward and they mentioned that the crew should be in the area late this week. She stated that she has done what needed to be done regarding the light on Baxter Road and lastly, wanted to remind everyone to be watch for school buses as school begins next week.

**Mayor Rochon** – stated that the tender for the Golf Club Road project was posted and closes on September 16, 2024. He attended a SERSC meeting where they discussed the operational capital budget and that there should be a 0.14% reduction in costs. He noted that the new waste management contract will start on February 1, 2025, and would be managed by SERSC. It would allow for one large item to be placed curbside every second week and that the Mobile Eco-Depot would continue. Lastly, he stated that there was a memo sent regarding Legislative and Regulatory changes being made by the Department of Environment of Local Government and recommended that council familiarize themselves with the changes being made to the Commission Act.

## **11. Notices of Motion and Resolutions**

### **(a) MOTION IN RELATION TO FUNDY ALBERT RURAL PLAN**

At the August 6, 2024 meeting there was a motion passed however it was not dealt with properly. Motions to amend should have been adopted prior to the second motion being read. It was recommended that the Council rescind the original motion and amendment that was adopted erroneously at the August 6<sup>th</sup> meeting.

#### **Resolution to Rescind:**

**IT WAS MOVED** by Councillor Ward-Russell and **SECONDED** Councillor Coates by **THAT** the motion be rescinded.

**WHEREAS** Fundy Albert is proposing to adopt a by-law 2024-07 Fundy Albert Rural Plan in order to consolidate the former rural plans for the Village of Alma, Village of Riverside-Albert, Village of Hillsborough and Westmorland Albert planning area

**WHEREAS** the proposed rural plan was referred to the planning review and adjustment committee and Public Hearing was held July 25, 2024

**WHEREAS** council is considering changes to this proposed rural plan in order to consider comments and concerns brought forward to the hearing

**BE IT RESOLVED** that a second public hearing to consider changes to the proposed by-law be scheduled for Thursday September 26, 2024, at 6:30pm at the Hillsborough Kiwanis Centre and Rural Plan By-Law 2024-07 be referred to Southeast Planning Adjustment Committee for its written reviews on proposed changes

**IT WAS MOVED** by Deputy Mayor Ereaux and **SECONDED** by Councillor Land **THAT** an amendment be made to postpone the public hearing to a future date.

**Motion Carried** (unanimously)

**IT WAS MOVED** by **Councillor Elderkin** and seconded by **Deputy Mayor Ereaux** **THAT**

**WHEREAS** Fundy Albert is proposing to adopt a by-law 2024-07 Fundy Albert Rural Plan in order to consolidate the former rural plans for the Village of Alma, Village of Riverside-Albert, Village of Hillsborough and Westmorland Albert planning area; and

**WHEREAS** the proposed rural plan was referred to the planning review and adjustment committee and a Public Hearing was held July 25, 2024; and

**WHEREAS** council is considering changes to the proposed rural plan in order to consider comments and concerns brought forward;

**BE IT RESOLVED** that a second public hearing to consider changes to the proposed by-law be scheduled at a future date;

**BE IT RESOLVED** that the Council of Fundy Albert appoints an ad hoc committee comprised of elected members of council, and constituents, to consider comments and concerns brought forward;

**BE IT FURTHER RESOLVED** that any future amendments proposed to the proposed Rural Plan By-Law 2024-07 be referred to Southeast Planning Adjustment Committee for its written reviews on proposed changes.

During a brief discussion, Deputy Mayor Ereaux proposed an amendment for the proposed resolution.

It was moved by **Councillor Ward-Russell** and seconded by **Councillor Elderkin** to **TABLE** the unamended motion.

**MOTION CARRIED** (unanimously)

#### **(b) MOTION IN RELATION TO CODIAC CYCLING TRAIL**

**IT WAS MOVED** by Councillor Land and **SECONDED** by Councillor Jonah to bring back to the table the motion to assist Codiac Cycling Trails with coverage of liability insurance in the amount of \$2,575.00.

It was noted that the Codiac Cycling Trails provided additional information that included ongoing maintenance costs as well as insurance therefore the motion to bring the item back from the table was defeated until further information was provided.

**Motion Defeated**



(c) **MOTION IN RELATION TO FACILITATE LEASE CONVEYANCE TO CANADIAN RAILROAD HISTORICAL ASSOCIATION (NB DIVISION)**

A motion was introduced by Deputy Mayor Ereaux that was not seconded. The motion therefore was not before Council.

**Moved by** Deputy Mayor Ereaux

(d) **MOTION IN RELATION TO THE APPOINTMENT OF LINDA SABOURIN AS THE CAO CLERK.**

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Land **THAT**

**BE IT RESOLVED** that Linda Sabourin be appointed Chief Administrative Officer/Clerk for the municipality of Fundy Albert, effective September 3, 2024.

**Motion Carried** (unanimously)

## **12. Public Comments and Statements**

**Phyllis Sutherland** wanted to know if at the Meet the Candidate night the Albert County Tourism Association could ask questions. The mayor said it would not be possible as they were only coming to answer questions on the 5 priorities set out by the UNMB.

**Corey Rossiter** requested an update on the Germantown Covered Bridge. Mayor Rochon stated that he and the MLA visited there last week and that he has not gotten the report on the state of the bridge, but he is following this issue closely.

## **13. Closed Session**

**IT WAS MOVED** by Councillor Elderkin and **SECONDED** by Councillor Land **THAT** council move into closed session as per:

- a. Section 68(1)(j) of the Local Governance Act- labour and employment matters, including the negotiation of collective agreements.
- b. Section 68(1) (d) of the Local Governance Act -the proposed or pending acquisition or disposition of land

**IT WAS MOVED** by Councillor Land and **SECONDED** by Deputy Mayor Ereaux to move to Open Session

**Motion Carried**

## **14. Adjournment**

**MOVED BY** Councillor Ward Russell

**THAT** the meeting be adjourned

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Mayor

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Clerk