

Present: Mayor Campbell
Councillor Ward-Russell
Councillor Elderkin
Councillor Land
Councillor Jonah
Councillor Coates

Staff Present: Kim Beers – Director, Legislative Services
Jillian Hutchinson – Treasurer
Ian Barrett – Director, Operations

CALL TO ORDER

Mayor Campbell called the meeting to order at 7:22 pm.

ADOPTION OF AGENDA

IT WAS MOVED by **Councillor Coates** and **SECONDED** by **Councillor Jonah** **THAT** the agenda be adopted with the addition of Public Statements.

It WAS MOVED by **Councillor Elderkin** to remove the third and final reading of By-Law No. 25-WAP-069-FA-01, A By-Law to Amend Ministerial Regulation 21-WAP-069-00 from the agenda per the presentation from Plan 360, to be included on the July Regular Meeting Agenda, **SECONDED** by **Councillor Jonah**.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None.

ADOPTION OF THE MINUTES

IT WAS MOVED by **Councillor Elderkin** **SECONDED** by **Councillor Coates** **THAT** the Minutes of the Public Hearing held May 6, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Jonah** **SECONDED** by **Councillor Land** **THAT** the Minutes of the Regular Council Meeting held May 6, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Garden** **THAT** the Minutes of the Special Council Meeting held May 14, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Land** **THAT** the Minutes of the Committee of the Whole Meeting held May 20, 2025, be approved.

MOTION CARRIED (unanimously)

CONSENT AGENDA

None

PUBIC AND ADMINISTRATIVE PRESENTATIONS

Two (5) minute presentations:

Robin Pooley – Dawson Settlement 4 Corners

Mr. Pooley raised concerns about ongoing traffic safety issues at the Dawson Road Four Corners intersection. Key points included:

- Multiple accidents have occurred at the intersection, including a recent one involving the speaker's daughter, where a driver ran the stop sign at approximately 60 mph.
- Visibility of the stop signs is poor; drivers often claim not to see them, even after signage has been repainted.
- Trucks traveling from the Osmond corner to Pine Glen frequently speed through the area; the current speed limit is believed to be 80 km/h.
- The speaker has made repeated complaints over the past 20 years, resulting in the installation of a stop sign 10–12 years ago, but enforcement and compliance remain problematic.
- Tower Road has seen some improvement after cleanup, but Dawson Road continues to be a major concern with frequent accidents.
- A fire marshal has recommended installing a flashing red light to draw more attention to the intersection.
- Environmental conditions such as sunset glare, dirty windshields, and the straight eight-mile approach worsen visibility and driver response times.
- The speaker emphasized the emotional toll of repeated accidents and stated that action is urgently needed, expressing frustration with the Department of Transport's lack of meaningful intervention.

Councillor Coates advised there have been numerous vehicle accidents at the four-way intersection of Pine Glen Road, Osborn Corner, Dawson Road, and Tower Road.

- Ambulance New Brunswick has responded to seven motor vehicle accidents (MVAs) at this location involving injuries.
- Concerns were raised regarding high speeds and insufficient safety measures at the intersection.

IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Land** to send a letter to Traffic Request and the MLA to investigate the intersection; and consider lowering the speed limits on Pine Glen Road and Osborn Corner.

MOTION CARRIED (unanimously)

Phyllis Sutherland - Tourism Market Readiness in Fundy Albert

Mrs. Sutherland highlighted the following:

1. Community Readiness Analogy

- Readiness was likened to "fixing the step before selling the house"—emphasizing the importance of addressing small but significant issues before promoting or developing an area.

2. Tourism: Exploitive vs. Regenerative

- **Exploitive tourism** (historically common) involves tourists taking from communities with little return or respect.
- **Regenerative tourism** (a growing global trend) focuses on contributing positively to local economies, cultures, and environments. It promotes mutual understanding and peace.
- 67% of global tourists surveyed by Booking.com expressed interest in regenerative tourism.
- The **Bay of Fundy** and its tides are considered international points of interest with significant potential for this type of tourism.

3. Overnight Parking Bylaw

- Concerns were raised about overnight parking on private and public properties.
- Liability and legal risks associated with allowing overnight parking were discussed.
- Positive feedback was received about posted "**No Overnight Parking**" signs; these have helped but further action may be needed.
- The possibility of a **municipal bylaw** or additional enforcement mechanisms was discussed, referencing similar regulations in **Prince Edward Island**.
- A link to a **Department of Natural Resources camping guideline poster** was mentioned, though there were technical issues accessing it.

4. Fundy Trail Development

- Ongoing efforts to **complete the Fundy Trail** were discussed.
- Historical context was provided, including early advocacy in the 1980s and political developments that shaped the current trail.
- The original vision of a trail from **St. Martins to Riverview** remains partially unrealized.
- The presenting organization is now re-engaging stakeholders, including council and local groups, to lobby for the trail's completion and promote its value to the region.
- Materials such as the **Albert County Directory** were distributed to support local awareness.

Mr. Jim Lindsay – Pickleball (2 minutes)

Mr. Lindsay presented the first annual pickleball tournament plaque to be hung at the Riverside-Albert Recreation Centre.

Mr. Sean McGrath – Financial Update and Mini Home Park (2 minutes)

Mr. McGrath stated that the public hearing was very informative and some residents in

support of the development.

Mr. McGrath asked for a financial update. Ms. Beers advised that the auditor met with the team on May 22nd and agreed to resume work. They plan to begin processing the 2023 files starting in July, followed immediately by the 2024 files. Although no specific completion date was projected, the process is expected to proceed smoothly due to additional office support. Currently, the team is compiling information and organizing the files to facilitate workflow.

REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

Personnel Committee – **Councillor Elderkin** advised that the advertisement for the CAO position closes this evening. A report from Every Lemon, shared with Council last night, indicates there are 18 candidates selected for preliminary interviews, which is very positive for Fundy Albert. The next step is for Council to appoint two Council members to assist with the interview process, scheduled for later this month.

Councillor Land requested to sit on the interview committee and requested to see all resumes. **Mayor Campbell** advised he does not agree that all resumes need to be reviewed by all Council members.

Councillor Elderkin advised that Council may reach out to Ms. Rampersaud with questions relating to the process.

Mayor Campbell advised that the interview committee consists of two members: himself and likely **Councillor Garden**.

EMO Committee -IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Jonah** THAT Council approve the MUNICIPAL EMERGENCY MEASURES PLAN as presented.

MOTION CARRIED (unanimously)

Recreation Committee – **Councillor Jonah** advised he plans on having the first meeting next Wednesday. **Councillor Garden** asked whether all committee members have been invited. Per **Councillor Jonah**, yes.

ATV Access on Roads and Streets Committee – **Councillor Coates** advised he is waiting for the maps of the proposed roads. Once received a public meeting will be scheduled.

REPORTS FROM ADMINISTRATION

a. Alma Gazebo – Transfer of Funds

Councillor Ward-Russell asked for clarification regarding the remaining balance (difference between the donation and the quote receive. Ms. Beers advised this difference is explained by additional optional features (add-ons) included in the quote, such as stamped concrete. The team plans to work closely with the contractor to maximize what can be achieved within the available

budget rather than committing to the full \$50,000 cost.

Councillor Ward-Russell asked why there is a \$7.00 difference in the amount being transferred per the motion presented. Mr. Barrett advised that the motion was prior to receiving the donation; the original proposal we were looking at was \$7.00 under budget.

Councillor Ward-Russell advised the necessary time to complete the process correctly is important. Currently, there are three different scopes of work proposals, which need to be clearly defined to distinguish what is included and excluded. Without a defined scope, price comparisons are ineffective “apples to oranges.” The current tender request is considered basic, merely calling for the demolition of a 16x6 structure with a roof. Before any funds are released or approved, it is essential to fully understand what is being purchased and ensure value for money. There was also a question about whether the final design will be presented for approval, given indications it might not be. Ms. Beers confirmed Council will not have to approve the final design. However, all Council and community members are invited to participate in the design phase.

Councillor Garden advised that the quote received does say, the final drawings will be submitted to the client for review and sign-off before fabrication. The budget includes one round of revisions. The sign-off refers specifically to the drawings, which are a distinct line item in the proposal.

Councillor Ward-Russell asked if the final contract will not require approval because its value is under the \$30,000 threshold. Per Ms. Beers, that is correct. **Councillor Ward-Russell** advised that the key consideration is ensuring the project is well-scoped and offers clear value for money, not simply spending available funds because they exist.

Councillor Garden stated that council members are not experts in gazebos or construction, and while input into proposals is valuable, the final technical decisions should be entrusted to staff, specifically the Director of Operations. If council had concerns about the initial request for proposals, there was an opportunity to address them before proposals were released. Spending more time debating details now may not be productive, as council relies on staff to make informed decisions that ensure the best outcome for residents. The responsibility lies with staff to select the best product.

Councillor Land advised he would like to see the exact scope of work and deliverables for the project. Questions remain about specifics such as whether there will be a cement slab or screw piles. **Councillor Land** advised that all Council should be involved.

Mayor Campbell advised that Council can be involved in the design process and expressed concerns that if Council drags this on, we may lose the donation.

Councillor Elderkin confirmed with Ms. Beers that the \$25,000 donation was intended to enhance the gazebo and advised that the gazebo project has been under discussion for several years; Council members are invited to participate in committee meetings; and involvement of residents of Alma is appreciated and viewed as a positive step. Given these factors, **Councillor Elderkin** expressed support for moving forward with the design and construction of the gazebo within the current fiscal year.

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Coates**

THAT WHEREAS Fundy Albert has a GIC (#0011) Reserve of \$172,345 for Capital Projects within the former Villages of Alma, Hillsborough and Riverside-Albert;

WHEREAS Fundy Albert's Canada Community Building Fund 2019-2023 Capital Investment Plan has \$4,514 earmarked for the construction of a new Gazebo;

BE IT RESOLVED that GIC (#0011) be withdrawn to the Fundy Albert Capital account, \$19,993.09 be transferred to Fundy Albert – General account, and the remaining balance and interest be reinvested into a Cashable GIC;

AND BE IT FURTHER RESOLVED that \$4,514 be withdrawn from the CCBF 2019-2023 account and be transferred to Fundy Albert – General account

MOTION CARRIED (Nay – **Councillor Land** and **Councillor Ward-Russell**)

b. Alma Snow Removal Contract Extension

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

THAT WHEREAS the snow removal contract for roads between the Village of Alma and D S Butland, dated November 1, 2021, has reached its expiration; and

WHEREAS under the terms of the original agreement, D S Butland holds the first right of refusal to extend the contract for an additional two (2) years; and

WHEREAS the separate contract for parking lot snow removal, also held by D S Butland, expired on April 30, 2025; and

WHEREAS D S Butland has expressed interest in exercising the right of refusal to extend the roads contract, contingent upon a two-year extension of the parking lot snow removal contract under the existing terms; and

NOW THEREFORE BE IT RESOLVED THAT Council approves a two-year extension of both the

road and parking lot snow removal contracts with D S Butland, under the existing terms and conditions.

MOTION CARRIED (unanimously)

c. Riverside-Albert Water Treatment Plant Upgrades – Overrun

Councillor Elderkin advised that Council should be informed of potential cost overruns in advance, not after the fact. Specific concern was raised about the Riverside-Albert Water Project, which is currently experiencing multiple expenses. A recent water leak has resulted in significant unexpected costs. Given the ongoing strain on funds, it was suggested that a thorough review of the municipality's financial standing be conducted, particularly ahead of the upcoming budget process for water and sewer utilities, to ensure transparency and fiscal responsibility on behalf of taxpayers.

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Garden**

WHEREAS the Riverside-Albert Water Treatment Plant Upgrade project had a cost overrun of \$9,984.90;

WHEREAS the Riverside-Albert Utility Capital Account holds a balance of \$18,058.05;

BE IT RESOLVED that \$9,984.90 be transferred from Riverside-Albert Utility Capital Account to the Riverside-Albert Utility Account to cover the cost of the Riverside-Albert Water Treatment Plant Upgrade project.

MOTION CARRIED (unanimously)

BY-LAWS

None

MAYOR AND COUNCILLOR STATEMENTS

Councillor Elderkin advised she attended the Bennett and Healthcare Foundation Annual General Meeting, highlighting their strong support for the local catchment area. **Councillor Elderkin** extended a thank you to Mr. Bob Rochon and his board for a successful year.

Ongoing community engagement was noted through regular Monday night ParticipACTION committee meetings focused on ensuring events and activities continue across Fundy Albert. Residents are encouraged to check the Connecting Albert calendar for updates.

The local food bank has been temporarily relocated to Oulton Hall during health center renovations, thanks to the collaboration of several community organizations, including the food bank board, the Riverside Albert Fire Department, and the Albert County Exhibition.

In Riverside Albert, residents expressed gratitude for resolving a water leak and acknowledged the visible efforts of public works employees in maintaining cleanliness and landscaping.

A council meeting with the Department of Transportation and Infrastructure (DTI) was also attended. In closing, appreciation was reiterated for the local volunteer fire departments for their ongoing dedication, professionalism, and service in ensuring community safety.

Councillor Jonah thanked the local fire departments and emergency personnel for their bravery during a recent major fire. Thankfully, no one was injured.

Following the fire, a communication issue was brought to light. During repairs to power lines all communication to Codiac, and through to Alma, was unintentionally cut off. This resulted in a breakdown in emergency communications during an event in Alma, forcing dispatch to reach out through alternate channels. The concern was raised about the lack of coordination and foresight in cutting critical communication lines, with a call for better protocols and emergency communication planning moving forward.

Additionally, a community safety concern was raised regarding a pack of three coyotes spotted roaming Hillsborough after dark. This echoes a past issue when similar wildlife posed risks within the village. If the situation continues, council may need to consider wildlife control measures to ensure public safety.

Councillor Land thanked the local fire departments for their dedication.

Councillor Land asked the Director, Operations for an update on the Hillsborough Water Exploration. The Director, Operations advised he continues to work with the landowner and the next steps is the environmental survey.

Councillor Land asked the Director, Operations about paving in Hillsborough. The Director, Operations advised the padding on Academy Street and Mill Street commenced today. The Department of Transportation are to patch side streets soon.

Councillor Land asked the Director, Operations about the fire hydrant on Main Street in Hillsborough that has a garbage bag over it. The Director, Operation advised the fire hydrant is fixed it just needs to be pressure tested to ensure it functions properly.

Councillor Land stated the lawn is a little long at the lift station by Pound Hill in Hillsborough.

Councillor Land asked the Director, Operation if the pool is scheduled to open on time. The Director, Operations advised yes, the repairs are completed, and the team are currently painting and will hopefully have the pool filled next week.

Councillor Land asked the Director, Legislative Services if Ascend is still scheduled to start the audit in July. Per Director, Legislative Services yes, everything is on track.

Councillor Ward-Russell provided an update from the Department of Environment and Local Government (ELG) as of May 31 regarding the Greensboro Lagoon project. The design phase is now 90% complete and nearly ready for tendering. After a prolonged process, the required land has finally been purchased.

A public consultation will be held soon, with support needed from the office. In the coming weeks, the design will be finalized, and tenders for the two project phases will be issued. Construction is expected to begin in August.

Initial construction during the summer and fall will primarily involve significant street work, resulting in increased traffic and road disruptions. Residents of Greensboro are advised to prepare for the impacts of construction activity in their area.

Councillor Ward-Russell asked whether there is an update to whether there will be a public works committee formed. The Director, Legislative Services advised that Council has not made the decision on that. **Mayor Campbell** will inquire with administration.

Councillor Garden acknowledged and congratulated the Bennett and Albert County Healthcare Foundation, for their continued community support and leadership.

Councillor Garden noted that the Department of Transportation and Infrastructure (DTI) has begun patching Route 114 earlier than in past seasons, which is appreciated.

Councillor Garden expressed gratitude for a resident's generous donation to the village, acknowledging some disagreement within the council regarding the gazebo project but emphasizing appreciation for the gift itself.

Councillor Garden asked the Director, Operations to provide updates on paving in Alma and the lighting upgrades at the Alma Activity Centre. The Director, Operations advised that Browns Paving is delayed, due to the asphalt plants and the lighting upgrade work has commenced with efforts made to minimize disruption to others using the space.

Councillor Coates advised that on June 17th, EMO and the Red Cross are hosting an event from 9:30 AM to 3:00 PM at the Riverview Fire Station. It is recommended that two people attend, **Councillor Coates** suggested the Director, Legislative Services, attend. The Director, Legislative Services asked **Councillor Coates** to send her the information. Mr. Jim Lindsay advised the training is how to run a comfort station.

Councillor Coates expressed his concerns with Bell Aliant, who seemed unresponsive or indifferent. Despite multiple efforts, including written communication, there's been no progress. Rogers had service restored by Saturday afternoon, but in Baltimore it wasn't working until Sunday. Councillor Coates advised he heard of a serious situation where someone had to travel from Shenstone to Hillsborough just to find a cell signal and call an ambulance. Thankfully, the person is reportedly okay, but it highlights the risk, we could lose someone due to lack of service. On a broader scale, the province is working on improvements. The Assistant Deputy of Treasury

mentioned millions being invested in the TMR system, and there's a push to improve cellular coverage across New Brunswick. Each tower is estimated to cost around a million dollars, but it's unclear if or when we'll see improvements.

Mayor Campbell advised he attended the Bennett Foundation AGM, CCRC meeting, and the President's Breakfast (ACTA).

Mayor Campbell participated a Lunch & Learn session hosted by Nursing Home Without Walls, where he learned useful information about fall prevention and took part in the ParticipACTION kickoff.

Mayor Campbell advised what stood out most was the incredible number of non-profits and dedicated volunteers working tirelessly to improve life in Fundy Albert. Their commitment is truly inspiring, and it goes beyond the few groups mentioned here and plans to continue visiting these organizations, staying informed about their work, and supporting them however he can.

PUBLIC STATEMENTS

Ms. Heather Cail thanked the fire departments who responded to the fire in Hillsborough. Upon receiving the emergency call, the Fundy Albert team had to quickly activate two wells to supply water for firefighting. A major issue during the event was a failure in the Scada system, which significantly hampered their ability to coordinate. Ms. Cail emphasized the importance of communication systems, support for the fire department, and the functionality of fire hydrants, specifically noting that the hydrant at the former Rocco's building was working by the afternoon following the fire.

Additionally, Ms. Cail highlighted the importance of water safety oversight, referencing the 25th anniversary of the Walkerton tragedy, a major water contamination event in Canada. Ms. Cail encourage all elected officials and those involved in water management in Fundy Albert to watch a related YouTube conference video to understand the critical responsibility of overseeing water systems.

NOTICES OF MOTION AND RESOLUTIONS

- a. Alma Visitor Welcome Centre

Councillor Elderkin asked for clarification whether the Village is giving rental relief, or payment? Per **Councillor Garden** the Village is giving payment.

IT WAS MOVED by **Councillor Garden** and **SECONDED** by **Councillor Land**

THAT is specific to the presentation and the request for rental payment relief by Micha Fardy on behalf of the Friends of Fundy, within the committee of the whole public meeting on May 20th, 2025; I so move that funds in the amount of \$2,400.00 are provided to the Friends of Fundy as an abatement. Furthermore, the funds shall be allocated from the unbudgeted revenue that was received due to unexpected rental revenue.

MOTION CARRIED (unanimously)

b. Unsightly Premises

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Land**
THAT Council authorize by-law enforcement officers to take all necessary measures to carry out the cleanup work as prescribed in the Notice of Compliance registered on January 22, 2025 (Registration No. 45734580), concerning the property identified by PID 00622985 up to a maximum of \$1,380.00 as discussed in camera on May 20, 2025 to bring this property into compliance with By-law No. 2024-06, A By-Law relating to Dangerous or Unsightly Premises in the Village of Fundy Albert, and the Local Governance Act. Finally, that Council authorizes municipal staff to undertake the necessary steps to recover the expenses incurred.

MOTION CARRIED (unanimously)

c. Appointment of By-Law Enforcement Officers

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Land**
THAT WHEREAS Council has adopted various By-Laws;

WHEREAS Council may appoint By Law Enforcement Officers for the Local Government and determine their mandate;

BE IT RESOLVED THAT the following persons are appointed as By-Law Enforcement Officers of the Local Government in accordance with the Local Governance Act (Act) & its Regulations, the Police Act, and the Community Planning Act & its Regulations, and the Building Code Administration Act & its Regulations;

Colleen Quigg and Jacob Bolton

BE IT ALSO RESOLVED THAT the above-mentioned appointment includes all generalities as prescribed in the Act, the Regulations of the Act, the Police Act and any other Act and Regulation of the Province of New Brunswick;

AND THAT the By-Law Enforcement Officer of the Local Government exercise their discretion according to the files given to them by the Clerk or during patrols of the Local Government;

AND THAT the above-mentioned appointment continues as long as the Officer is an employee or is retained by the Local Government.

MOTION CARRIED (unanimously)

d. Auditor Appointment

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Land**
THAT Council appoints the auditing firm Ascend as the Municipal Auditor for the following fiscal years: 2023 and 2024.

MOTION CARRIED (unanimously)

CLOSED SESSION

None.

ADJOURNMENT

Moved by **Councillor Land** to adjourn at 8:39 pm

Mayor

Clerk