

Present: Mayor Campbell  
Councillor Garden  
Councillor Land  
Councillor Jonah  
Councillor Coates  
Councillor Elderkin

Absent: Councillor Ward-Russell

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

### **CALL TO ORDER**

*Mayor Campbell* called the meeting to order at 4:30 pm.

### **ADOPTION OF AGENDA**

**IT WAS MOVED** by *Councillor Elderkin* and **SECONDED** by *Councillor Jonah* **THAT** the agenda be adopted with the following amendments as requested by *Councillor Land*:

- Closed Session - Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters, and

**MOTION CARRIED** (unanimously)

### **CONFLICT OF INTEREST DECLARATIONS**

None declared.

### **PUBLIC PRESENTATIONS**

Mr. Caleb Babin, Plan 360 – [Rezoning application PID #05123070 and 00617969](#)

Mr. Babin advised that 681884 NB Ltd. is requesting a rezoning to allow for a quarry development on two parcels of land located near Route 910 and Shenstone Road, between Hillsborough and Riverside-Albert.

Purpose of Presentation:

- Describe the proposal
- Identify required amendments to zoning
- Provide context from rural plan policies
- Determine if council wishes to initiate the rezoning process

Site Details:

- Two parcels: PID 05123070 & 00617969
- Access via Shenstone Road and Caledonia Mountain Road
- Near a Nav Canada radar installation (~325m away)
- Currently zoned as "Rural Area"; a small portion overlaps with a water protection zone
- Quarry would require rezoning to "Intensive Resource Development Zone"

Concerns and Considerations:

- Environmental impacts: Awaiting feedback from the Dept. of Environment
- Nav Canada: Reviewing impact on radar and aircraft safety
- Road access: DTI (Department of Transportation) has not yet responded
- Traffic: Potential conflicts with seasonal agricultural use (e.g., blueberry harvest)

Current Activity:

- Site visits confirm ongoing quarrying
- Satellite imagery shows significant land alteration between Oct 2023 and July 2024
- Road has been widened by the applicant

Next Steps (Pending Council Decision):

- Staff prepared a draft bylaw for rezoning
- First proposed rezoning to this zoning category under the current rural plan
- Staff recommends pausing the process until key concerns (especially radar safety and environmental impact) are addressed

Council Options:

1. Proceed with public process
2. Refuse to proceed
3. Postpone pending additional information

Questions from Council:

- There was discussion around access from Caledonia Mountain Road and adjacent parcels, specifically distinguishing which lands are part of the rezoning request and which are not.
- A parcel with assessment number 01767396 was noted as being designated for a "gravel pit and timberland", located slightly south of the primary rezoning site.

Pit vs. Quarry Definition:

- Clarification was made that a pit is typically for surface extraction (e.g., sand or gravel) and quarries involve blasting and deeper rock removal.
- A 2022 email from Mark Langport (ELG) indicated no known approval to operate a quarry in the referenced area.
- It was suggested that depending on the activity's scale or type, permits may not have been required.

- A community member contacted Kirk Brewer of Plan360 in October 2023 for clarity, but no follow-up occurred. Brewer reportedly left Plan360 in August 2024.

Permit and Enforcement:

- As of the meeting, no stop-work order had been issued, though some activity (possibly quarrying) had been observed.
- It was unclear whether the necessary approvals were in place for operations that may already be occurring on site.

Historical Use of the Land:

- Recollection of a small pit operating in the 1980s/90s, which was later abandoned due to the rock being too difficult to break.
- Area was also used as part of a snowmobile trail.

Rezoning Purpose and Conditions:

- Staff clarified that the rezoning is specifically for blasting/quarrying, and conditions related to other activities (like an asphalt plant) have not yet been finalized.

Alicia O'Hara – Fundy Albert Community Greenhouse Project

Ms. O'Hara advised that this is a collaborative initiative to build a 25x42 ft geothermal greenhouse behind Caledonia Regional High School in partnership with:

- Caledonia Regional High School
- Albert County Health Centre
- District of Fundy Albert
- Foods of the Fundy Valley

Education:

- Integrate into school curriculum (science, math, etc.)
- Teach students about food security and agriculture
- Involve students in planting, tending, harvesting, and food prep using produce

Community Engagement:

- Open to the public in summer months
- Run free or low-cost workshops on food growing
- Distribute produce through food banks and food security organizations

Funding & Support:

- Funding Secured:
  - Received a major grant from the Atlantic School Food Infrastructure Fund
  - Applied to the Regional Development Corporation's Community Investment Fund for additional support
- Funding Request:
  - Requested \$10,000 from the Fundy Albert community grant program to help close the remaining funding gap
  - Willing to accept smaller amounts; appreciates any contribution

Timeline & Next Steps:

- Aiming to begin construction in fall 2025, before snowfall
- Estimated 6-week construction period
- Actively seeking additional partners and donors with an interest in food security

Anglophone school district representative advised that a similar project was launched in Port Elgin with great success.

Questions from Council:

**Councillor Elderkin** asked whether charitable receipts will be issued? Ms. O'Hara advised that yes, provided the donation is made directly to the school or the school district, with a note specifying that the funds are intended for the greenhouse. Donors will receive an official tax receipt from the district. A donation link is either already active or will be made available soon, allowing people to donate online and automatically receive a receipt by mail. Any donation over \$25 qualifies for a charitable receipt issued by the Minister of Finance.

**Councillor Jonah** stated that food security is a major issue and noted that doing this initiative would be a significant benefit not just for the school, but for the broader community as well.

**Mayor Campbell** thanked the presenters, and they exited the meeting.

**Councillor Coates** introduced Ms. Cindy Kennedy from Phillip Brothers and asked if Council had any questions regarding the rezoning application. Ms. Kennedy advised that they are actively working with the Department of Transportation and Infrastructure (DTI), the Department of Environment, and NAV CANADA. While NAV CANADA reportedly cited a 350-foot threshold, the project site is actually over 500 meters away. Ms. Kennedy acknowledged that she does not yet fully understand NAV CANADA's specific parameters, as coordination is still in early stages, but committed to continued cooperation.

She noted that if NAV CANADA determines 500 meters is not a sufficient distance, blasting could be relocated further away within the available area. Ms. Kennedy emphasized their willingness to collaborate and adapt, reiterating that the project represents a significant investment and that operations are still ongoing.

**Councillor Land** advised that he has no problem supporting this as long as they do the homework and provide the information needed for Plan 360.

## **INFORMATION ITEMS**

The following reports were presented to Council as information items only:

[Maritime By-Law Enforcement Services Report](#)

[NBSPCA Quarterly Report](#)

[E6 Financial Update](#)

## Fire Department Quarterly Reports

[-Alma](#)

[-Hillsborough](#)

[-Riverside-Albert](#)

[-Riverview](#)

**Councillor Jonah** asked whether Maritime By-Law Services were able to do the cleanup on July 3<sup>rd</sup>. Per Ms. Beers yes, it did occur, acknowledging that while it may not appear obvious based on the current state of the site, the cleanup did in fact happen.

**Councillor Land** advised that as of July 15, the necessary paperwork still had not been submitted to the auditors. **Councillor Land** expressed his disappointment, especially given the urgency and seriousness of the financial situation, suggesting that the issue has been known for some time and that responses have lacked the necessary urgency. **Councillor Land** advised there is a lack of action and accountability, referencing holidays and missed timelines as part of the problem. With budget decisions looming and financial uncertainty growing, he described the situation as unacceptable and feels that those responsible for managing the audits have not delivered, despite being well-compensated.

Ms. Beers advised that there has been significant work happening behind the scenes, even if it's not publicly visible. Internal paperwork was sent to council members the previous week, though it wasn't meant for public distribution. Ms. Beers advised that the financial file is very complex and involves multiple accountants. Ms. Beers confirmed that meetings with the accounting firm E6 have been ongoing. The working papers are complete, and a final review meeting is scheduled for the next morning involving both accountants on the file. The goal is to submit the completed package to the auditors by the end of the current week, or early next week at the latest. Once submitted, the auditors will begin their review. Ms. Beers acknowledged the frustration and noted this is not a new problem; the audits in question are for 2023 and 2024, making the delay even more significant given it's now mid-2025.

**Councillor Land** asked for clarification why the report references 2022? Ms. Beers advised that the adjusting entries were not completed; these had to be done to ensure the starting numbers in 2023 were correct.

**Councillor Elderkin** acknowledged and understands **Councillor Land's** concerns about the ongoing delays but expressed optimism about the list of corrective actions being implemented. **Councillor Elderkin** conveyed trust that once these measures are fully in place and followed through, the administration will catch up and operate more efficiently moving forward.

**Mayor Campbell** advised he agrees with **Councillor Elderkin**

**Councillor Garden** advised for clarity; it is confirmed that the goal is to have the 2023 working papers finalized and submitted to the auditor by the end of this week or early next week. Per Ms. Beers yes, the package will be submitted through the auditor portal.

**Councillor Garden** asked whether there is a timeline for the audit process once the working papers are submitted. Specifically, if there's a ballpark estimate, such as a week, two weeks, or two months, for how long the auditors will take to complete their review. Per Ms. Beers, no timeline has been provided.

**Councillor Garden** asked about the status of the 2024 working papers, with the understanding that 2023 needs to be completed first. Ms. Beers advised that the 2023 and 2024 processes are being worked on in tandem, as they share similar formats and paperwork. However, the 2023 audit must be finalized and returned before work can proceed fully on the 2024 audit, including completing the current year-end and obtaining council approval. Some time lag between the two audits is expected.

**Councillor Jonah** exited the meeting at 5:14 pm and returned at 5:17 pm.

## **COUNCIL DIRECTION REQUESTS**

### **[Code of Conduct By-Law](#)**

Ms. Beers provided Council an updated Code of Conduct By-Law for the Council of Fundy Albert. This update incorporates new provincial regulations issued in August 2024 that all New Brunswick municipalities must adopt. The proposed by-law replaces the previous By-Law No. 2022-02, established at the time of amalgamation. Key elements include compliance with section 10(2)(b) of the *Local Governance Act* and a detailed complaint process outlined in Schedule A.

It is recommended to proceed with the first and second readings of By-Law No. 2025-02 at the August 5, 2025 Regular Council Meeting.

**Councillor Elderkin** asked if this process is being followed across municipalities? Per Ms. Beers yes, this is guided by established regulatory guidelines. A training session with a lawyer was conducted to ensure compliance, and the materials were also reviewed by legal to verify that all necessary updates and key points were addressed appropriately.

### **[EMO Agreement between the Village and the Kiwanis](#)**

Ms. Beers presented a revision to the 2022 Emergency Measures Organization (EMO) agreement, updating the name from "Village of Hillsborough" to "Village of Fundy Albert" to

reflect recent municipal restructuring. The agreement designates the Kiwanis Centre as a warming centre during emergencies. The EMO committee has requested this administrative update. It is recommended that Council approve the name change at the August 5, 2025 Regular Council Meeting.

**Councillor Land** noted that there are two gas furnaces included in the new agreement that were not in the original. **Councillor Jonah** advised that the agreement should include the two gas furnaces. Ms. Beers will clarify prior to being brought back to Council for approval in August.

### Upcoming Council Meeting Schedule

Ms. Beers presented to Council asking to cancel the August 19, 2025 Committee of the Whole Meeting and the September 2, 2025 Regular Council Meeting to allow a summer break for Council members and staff. This mirrors a similar break taken in summer 2024.

Meetings would resume on September 16, 2025. If necessary, a Special Meeting can be held during the break. There are no legislative barriers to this adjustment, as the *Local Governance Act* only requires a minimum of four regular meetings per year, and By-Law No. 2022-03 does not specifically regulate summer meetings.

**Councillor Elderkin, Councillor Land and Mayor Campbell** expressed no issues with proceeding as long as the audit process remains on track and any issues arising can be addressed through special meetings, either via Zoom or in person. It was noted that taking a summer break is common among municipalities, though last year the Council did hold multiple special meetings during the break. Ms. Beers advised that regular meetings and Committee of the Whole meetings require significant preparation time. Overall, the group agreed to remain flexible and reconvene if necessary.

### Service Connection

Mr. Barrett presented Council a service connection request and requires Council approval as the cost exceeds the unbudgeted spending threshold. Two quotes were received, and although the \$17,000 quote is the higher of the two, it includes asphalt repair, which the lower quote does not. Staff recommend proceeding with the \$17,000 quote, noting it will likely be more cost-effective in the long run due to the inclusion of necessary restoration work.

**Councillor Land** advised that he received a call from a concerned citizen inquiring about whether a building permit is associated with a structure receiving a new service connection, amid rumors that someone might live there. Mr. Barrett confirmed he spoke with the property owner, who is currently only cleaning up the building, work that does not require a permit. However, the owner indicated potential future plans for a residential loft and commercial space. Mr. Barrett advised the owner that permits would be required if those plans move forward.



**Councillor Land** asked for clarification on the annual water service cost in Hillsborough, which was confirmed to be \$500 per year. Given the \$17,000 cost for the new service connection, **Councillor Land** noted it would take many years to recover that amount through fees. Mr. Barrett confirmed that because no permit is currently required for the building's existing use, the owner can be billed for water service as soon as the connection is complete, regardless of future development.

**Councillor Elderkin** advised that there have been multiple costly water and sewer connection requests in Hillsborough this fiscal year, totaling around \$34,000. Given these significant expenses, she suggested it may be worth budgeting for such infrastructure needs more proactively. Mr. Barrett proposed for further review and discussion to determine the best approach for managing these expensive connections going forward.

**Councillor Land** asked whether the administration explored the traditional method of installing pipes by digging and cutting asphalt, laying the pipe, backfilling with stone, compacting, and repaving, as a potentially more cost-effective alternative to directional drilling. Mr. Barrett advised that if there were an easy alternative route, traffic could be diverted to allow for traditional digging methods. However, because the work is on Main Street (Route 114), which has heavy traffic, directional drilling is considered the most appropriate method.

#### Fleet Management – Bobcat Snowblower

Mr. Barrett recommends replacing a piece of equipment before the next snow season and has gathered quotes for suitable models. Although the quoted prices are current, they are subject to change due to ongoing tariff issues. The cheapest model, available through MacKay's Truck Centre, is not in stock and has an 8-week delivery time, prompting the need for a decision now to ensure readiness for winter.

**Councillor Land** supports the purchase of a new snow blower, stating there is no objection. Snow blowers are necessary, and shovels are not a viable alternative. **Councillor Land** also noted that the current equipment is outdated and has deteriorated significantly, especially due to salt exposure over time.

**Councillor Garden** asked for clarification of the original proposal which was brought to council on March 18th. While it wasn't formally declined, it also wasn't approved. Ms. Beers confirmed that the request was put on hold primarily due to the audit not being completed. **Councillor Garden** asked what happens if the purchase is not approved at the upcoming August meeting. Mr. Barrett confirmed the service levels for winter snow clearing will be significantly reduced. Currently, only one operational unit serves both Hillsborough and Alma, requiring constant



transportation between the two. The only other option would be hiring a private contractor, which would likely cost the same or more than purchasing the equipment. **Councillor Elderkin** advised if not approved in August, the next opportunity for approval won't be until October, potentially causing delays in winter readiness.

**Councillor Land** asked whether the old equipment is still operational and, if so, whether it could be repurposed for lighter-duty tasks. **Councillor Land** noted that there were originally two machines and suggested that instead of relocating both a machine and a blower, perhaps the blower from one unit could be transferred to the other machine for continued use. Mr. Barrett explained that by the end of last season, the old equipment had issues, specifically, the chute wasn't turning properly due to hydraulic problems in the control box. While it might still be usable for tasks like clearing parking lots, it's less suitable for more precise work like sidewalks where snow needs to be placed accurately.

**Councillor Jonah** advised that the replacement is imperative before the upcoming season. Using Academy Street as an example, **Councillor Jonah** advised that with the blower, the job takes just 10 minutes, whereas it can take an hour using push methods.

**Councillor Land** advised that **Councillor Ward-Russell** had submitted some questions prior to the meeting. These issues have since been addressed, with responses and clarifications provided by the CAO.

## **ADMINISTRATION REPORTS**

Refer to the following reports:

[Director, Legislative Services](#)

**Councillor Elderkin** acknowledged Ms. Beers who also played a significant role in the ParticipACTION committee. Additionally, some community members also contributed by assisting on a part-time basis, highlighting a collaborative effort in supporting the process.

**Councillor Garden** asked if there is a date set for the unveiling of the new Fundy Albert sign and if the administration can share the photo of the sign. Ms. Beers shared something a while back to Council but will share again as it has been a while.

**Councillor Garden** asked Ms. Beers when Council can be expected to receive the policies that are currently being worked on. Ms. Beers advised that she has been working on them since early in the year but hopes to make more progress once a full-time CAO is hired, which would free up more of her time. Ms. Beers advised that draft versions are already well underway and tentatively commits to having them ready by the end of the year.

Director, Operations

Mr. Barrett provided Council recent updates that were not included in his report:

**Pool Opening:** In its first full week of operation, the community pool welcomed 261 swimmers, a strong start. Public feedback has been positive, especially regarding the updated schedule, the increase in swimming lessons, and the support provided by lifeguards to various groups.

**Alma Gazebo Project:** The project has moved into the initial design phase, with concept drawings now being developed. Mr. Barrett thanked the community for their involvement and support, particularly in shaping Grateful Sawyer's original vision. To keep residents informed, progress updates will be shared through Facebook posts as the project continues.

**Riverside-Albert and Alma paving/padding:** Water Street sections in Riverside-Albert have been completed. The remaining pothole repairs in Riverside-Albert are scheduled to be completed in the coming week. In Alma, work is expected to begin on Monday (June 21<sup>st</sup>), as confirmed in a conversation with Browns. Mr. Barrett apologized for the delays, explaining that Browns has been handling other priority jobs, which have affected the timeline. Efforts have also been made to ask the crew to avoid working during the busiest times of day to minimize disruption.

**Alma Water:** Mr. Barrett advised there was an issue related to the Alma water system over the weekend. **Mayor Campbell** advised that the issue was addressed promptly. The problem stemmed from an electrical issue that temporarily shut down a well. Fortunately, it was quickly resolved, thanks in part to staff who happened to be present when it occurred, allowing for immediate action.

**Councillor Land** asked whether the feed from Fundy Park still supplies the same number of people or if its capacity and coverage have been increased. Ms. Heather Cail advised it has increased; the shut-off valve was relocated from the intersection of Main Street and School Street to the intersection of Main Street and Foster. As a result:

- Areas west of the new valve, including School Street, are now being supplied by Fundy National Park.
- Areas east of the valve are supplied by the Alma Water System.

Ms. Cail provided an update on the Alma water system's recent improvements:

- **Pumps & Flow Rate:** Two pumps are now running 24/7, producing approximately 2.9 liters per second, or around 45 gallons per minute.
- **Production Restored:** For the first time in about three months, the system is *making* water again instead of just distributing stored water. As of 2:00 PM that day, the water tank had reached the one-meter mark.

- **Collaboration & Future Plans:** A meeting was held earlier in the day with the Department of Health and municipal staff. They are hopeful that Fundy National Park will permit continued operations under this new setup through the end of the season. This includes maintaining the new shut-off valve location at Main Street and Foster rather than School Street.

**Councillor Land** advised that there are now fewer people on the system and efforts are focused on maintaining a smaller portion of it, water consumption remains unexpectedly high. This leads to the suggestion or implication that installing water meters could help better understand and manage usage across the system.

**Councillor Jonah** advised that there is an increase in the number of Airbnbs operating in the area. Airbnb renters typically are not focused on conserving water, which likely contributes to the unusually high-water usage being observed.

Ms. Beers advised that their engineering partners are developing a communication plan, which will be reviewed by the Department of Health. Once approved, the team will distribute revised water system maps to Alma residents. These updated maps will clearly indicate where each property is located within the newly adjusted water system.

Ms. Cail advised that the region is currently experiencing a very dry season, which affects all three water systems as well as private wells. People should be mindful and conserve water where they can.

**Councillor Land** asked about well operations in Hillsborough, specifically if both wells are currently running. Ms. Cail confirmed yes, both wells are currently running and are effectively keeping up with demand.

**Councillor Elderkin** requested an update on the road repairs for Bicentennial Road. Mr. Barrett advised the request for proposal to close on Friday. **Councillor Elderkin** asked what budget line does this repair come from. Mr. Barrett advised that it will come from the summer roads maintenance budget line.

**Councillor Elderkin** asked about funding related to the cleaning of the ponds in the reservoir at Riverside Albert. **Councillor Elderkin** advised that it is noted staff are handling the work but wants to know if there are any additional expenses involved beyond the staff's efforts.

Mr. Barrett advised that yes, the pond cleaning is being handled by staff due to a very limited utility budget. The administration team are actively working to find additional funds to cover further cleaning costs, which are expected to be a few thousand dollars.

**Councillor Land** asked whether the Riverside-Albert reserve fund be used to pay for the reservoir

cleaning as he does not think the General Operating should be used. **Councillor Elderkin** confirmed that this expense is to be covered through the Riverside-Albert utility account, not the general operating account.

Mr. Barrett advised that the long-term plan is to use Canada Community-Building Fund (CCBF) resources for improvements to the ponds. The goal is to make the pond system more sustainable, beyond the immediate maintenance being done with limited staff and budget.

**Councillor Garden** asked if the gap analysis project could be expedited or if an assessment focused on potential leaks could be conducted sooner. **Councillor Garden** advised that Pierre Plourde of Englobe, who noted that some leakage is normal in all systems. However, **Councillor Garden** questions whether the increased water usage is due to actual demand or potential leaks, especially given that the system's capacity hasn't changed significantly.

Mr. Barrett advised that the current financial limitations due to audits but notes that CCBF funding has been approved for the gap analysis project. However, the project cannot proceed until the funding is officially received, and once started, the analysis will take a significant amount of time to complete.

In the short term, it is suggested that the most practical and immediate action is to increase public messaging around water conservation, even though this approach has its challenges, especially with the high number of tourists and Airbnb guests who may not follow local communication channels.

Mr. Barrett advised that spending money now to search for possible leaks is not viable, given the financial constraints. Instead, we will need to closely monitor the system and potentially consider stricter conservation measures if the situation doesn't improve, though there is some hope that the increased supply from Fundy National Park will help stabilize the system in the coming weeks.

**Councillor Garden** asked whether the hydrant assessment will be completed in time to coincide with the expected December start of a new project. Ms. Cail advised that based on conversations with the on-site inspector and project manager, the hydrant assessment is scheduled to take place later this fall.

**Councillor Garden** asked whether there is a possible shortage of fleet vehicles, whether the current number of vehicles is sufficient to handle the required workload. Mr. Barrett advised that the municipality is struggling with its fleet of vehicles. Out of five trucks, usually only three or four are operational due to age related issues the oldest being around 10 to 12 years old, which is quite old for commercial use. Increased daily checks have revealed more maintenance problems, leading to more trucks being out of service for repairs. Currently, they lack a vehicle capable of carrying gravel, which restricts essential work like shoulder repairs on certain roads. Because of these limitations, the municipality plans to request

funds at the next meeting to purchase a used vehicle.

**Councillor Elderkin** advised that when the vehicle funding request is presented, it must be very clear where the money will come from, as funding sources can become a contentious issue among council members. **Councillor Elderkin** advised that although some focus may be on former village areas like Riverside Albert, the equipment (trucks, mowers, etc.) is now shared across the entire Fundy Albert municipality, not just one area. To avoid unnecessary debate, she recommends clearly specifying the funding source upfront in the council presentation.

**Councillor Garden** asked for clarification about municipal utility funding rules, specifically whether the municipality is prohibited from using any funds outside of service fees for the three water and sewer utilities (utility-related expenses must be covered strictly by those service fees.). Ms. Beers advised not without permission from Council and Ms. Hutchinson advised a ministerial order would have to be issued from the province.

**Councillor Land** asked when the exact expiration date is regarding the work done on pound hill. Mr. Barrett advised that it is a 12-month warranty that started when the project was completed, likely around mid-October.

#### [Treasurer Report](#)

##### [Alma Utility](#)

##### [Hillsborough Utility](#)

##### [Riverside-Albert Utility](#)

##### [Fundy Albert General Operating](#)

Ms. Hutchinson provided Council recent updates that were not included in her report: The municipality has received its second-quarter planning revenue, which is now over \$27,000 more than originally budgeted, an encouraging result halfway through the year.

Circular materials revenue, Ms. Hutchinson contacted Eco360 for clarification, as the current revenue is lower than expected. The estimate suggests that the Village should be receiving more than budgeted, currently awaiting further information from Circular Materials before updating council.

Alma utility: Ms. Hutchinson advised they have just received the Claim 7 refund from RDC and are now processing the transfer of funds to the Alma Utility. Additionally, the second payment to the contractor is expected to be issued by the end of the week.

Riverside-Albert utility: Ms. Hutchinson advised that she is working with E6 and their internal team to begin a projection process for the utility. The goal is to gain a clearer picture of year-end financial outcomes and identify what actions are needed to avoid ending the year in a deficit.

**Councillor Elderkin** asked for clarification about a capital funds withdrawal related to the gazebo project. Ms. Hutchinson explained it was due to a clerical error, she had mistakenly categorized the gazebo as part of the village core, when it actually falls under the village shared since it's part of the parks system. The funds that were transferred can still be used for the village core capital or reinvested at the end of the year, depending on council's direction. For example, some purchases, like the snowblower, are considered village core expenses. Ms. Hutchinson suggests keeping the funds in operating to be used for other necessary expenses within the village core and reinvest if not used by year end.

**Councillor Elderkin** advised she is concerned about the current deficit in the Riverside-Albert utility account, and she is looking forward to seeing the financial projections to understand the situation better and see how the municipality plans to address the shortfall.

Ms. Hutchinson advised the importance of completing current projects in Riverside Albert, noting that doing so is crucial to recouping funds that have already been spent. This financial recovery is seen as a key step in managing the municipality's larger budget concerns.

**Councillor Elderkin** asked what projects are still ongoing in Riverside-Albert. Ms. Hutchinson advised that the water treatment upgrade is completed, however, the water system upgrade is not, the flooring, chlorine pumps, and ventilation.

Mr. Barrett advised that:

- Flooring is expected to be done soon, pending a day when the facility is not in use.
- The chlorine pump installation is delayed due to parts still on order.
- An update is still needed on the ventilation component.

Ms. Cail advised the completion date is September 30<sup>th</sup>, 2025.

**Councillor Garden** asked whether the funds withdrawn from the GIC for the gazebo, which were mistakenly taken out, whether it would make more sense to return the funds to the original GIC, since the withdrawal wasn't intended, or whether it no longer matters now that the money is sitting in a capital account or general operating (GO) account. Ms. Hutchinson confirmed the funds are sitting in the capital account.

**Councillor Garden** requested an updated list of all invoices related to the Alma water project, including any that are unpaid, pending, or omitted. Ms. Hutchinson confirmed she will do that.

## **MAYOR AND COUNCILLOR STATEMENTS AND INQUIRIES**

**Councillor Garden** advised he attended the Hillsborough Homecoming Days kickoff and takeout dinner, **Councillor Garden** thanked the residents, fellow councillors, and provincial and federal representatives attending, as well as the volunteers who helped make the event a success.

**Councillor Garden** highlighted a key part of the Code of Conduct (Section 5E), emphasizing that all councillors should communicate and work with each other in an open, transparent, and

honest way, promoting cooperation and respecting differing opinions.

**Councillor Garden** thanked Ms. Beers the interim CEO and Clerk for her hard work and guidance.

**Councillor Jonah** asked if there is a reason why flags are not up along Main Street in Hillsborough this year. Ms. Beers advised it was probably an oversight and administration will look into. **Councillor Jonah** advised that there should be 20 flags, 10 Canadian flags and 10 NB flags.

**Councillor Jonah** thanked the Hillsborough Homecoming Committee, highlighting that activities are scheduled every evening throughout the week. A key highlight is the return of the Homecoming Parade, which is happening for the first time in 100 years, scheduled for Saturday at noon, running from Academy Street to Mill Street.

**Councillor Jonah** thanked the Homecoming Committee members for their extensive efforts: James Wilson, Becky Snider, Paula Steeves, Lindsey Anderson, Cheryl Neil, Jenna Rossiter, and Katrina Currie.

**Councillor Jonah** reminded everyone that fireworks are coming up in a few weeks in Alma and emphasized the importance of actively promoting the event.

**Councillor Land** thanked the Hillsborough Homecoming Days Committee, acknowledging the significant effort involved in organizing the events. Councillor Land noted a good turnout at the opening ceremony.

**Councillor Coates** advised that there are inconsistencies in property taxation related to pits and timberland in Albert County. **Councillor Coates** advised that he has a map identifying pits and woodland areas, and that some properties are significantly undervalued for tax purposes, especially compared to their sale prices.

For example:

- A property on Caledonia Road sold for \$200,000 yet is taxed at only around \$4,000.
- There are other similar discrepancies exist in areas like Shortcut Road and New Ireland Road.

**Councillor Coates** advised that the province's assessment system may be flawed or outdated and encouraged the municipality to explore how to advocate for fairer tax assessments, especially where commercial or resource-extraction land is concerned.

**Councillor Elderkin** thanked the ParticipACTION Team for their time and dedication, noting the past month's activities were a success and planning will begin earlier next year to build on that success. **Councillor Elderkin** attended the following events: Alma water project update; the Hillsborough Homecoming official opening alongside other council members.

**Councillor Elderkin** thanked the volunteers, acknowledging the extensive effort that goes into organizing community events and emphasized that the work does not go unnoticed. **Councillor Elderkin** thanked Mr. Barrett and the Public Works Team: lawns and flowers look great.



**Mayor Campbell** advised that he attended the Alma water project meeting in Alma, well-attended, calm, and respectful. The meeting was seen as productive.

**Mayor Campbell** attended a ceremony hosted by RB Bennett to commemorate a salvaged bell from the ship *Opel*, which has now found a permanent home. The bell was custom-made in England.

**Mayor Campbell** met with a resident in Alma along with **Councillor Garden** to discuss ongoing water issues.

**Mayor Campbell** took part in the ribbon-cutting ceremony for Hillsborough Days alongside MP Rob Moore and MLA Sherry Wilson and expressed appreciation for the attendance of fellow council members. **Mayor Campbell** thanked the volunteers who helped bring the event together, noting the effort required to revive the celebration.

## **PUBLIC STATEMENTS AND INQUIRIES**

Ms. Kathy Weir shared positive feedback regarding recent improvements around the lookout area, noting that the grounds have been mowed and that there was no garbage present. While one bathroom is currently out of service, the other remains open, and the overall condition of the area has improved.

Ms. Weir also mentioned that the local market is thriving, with an increase in vendors attending on Sundays. Additionally, preparations are underway for a New Brunswick Day celebration at the fairgrounds.

Ms. Heather Cail advised that she attended the recent public meeting in Alma regarding the water system, and she wants to make sure she understood correctly. Did Pierre say that the well is still producing the same amount of water? Mr. Barrett advised the current well is producing around three liters per second, and the new well will produce six or nine

**Councillor Coates** exited the meeting at 6:18 pm and returned at 6:20 pm

## **CLOSED SESSION**

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Jonah** that Council have an in-camera session at 6:20 pm.

**MOTION CARRIED** (unanimously)

Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Land** to return to the regular session at 6:43 pm

**MOTION CARRIED** (unanimously)

**ADJOURNMENT**

**IT WAS MOVED** by ***Councillor Elderkin*** **THAT** the meeting be adjourned at 6:43 pm.

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Mayor

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Clerk