

Present: Mayor Campbell  
Councillor Ward-Russell (Virtual)  
Councillor Elderkin  
Councillor Land  
Councillor Jonah  
Councillor Coates  
Councillor Garden

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

Plan 360 – Mr. Caleb Babin and Mr. Oscar Chappe

**CALL TO ORDER**

**Mayor Campbell** called the meeting to order at 6:00 pm

**ADOPTION OF AGENDA**

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Land** **THAT** the agenda be adopted as presented.

**MOTION CARRIED** (unanimously)

**CONFLICT OF INTEREST DECLARATIONS**

None.

**ADOPTION OF THE MINUTES**

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Elderkin** **THAT** the Minutes of the Regular Council Meeting held July 2, 2025 be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Jonah** **THAT** the Minutes of the Committee of the Whole Meeting held July 15, 2025, be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Garden** **THAT** the Minutes of the Special Closed Council Meeting held July 22, 2025, be approved.

**MOTION CARRIED** (unanimously)

## CONSENT AGENDA

None

## PUBIC AND ADMINISTRATIVE PRESENTATIONS

Plan 360 Rezoning from RA to IRD (PID# 05123070 & 00617969) – Mr. Caleb Babin and Mr. Oscar Chappe

Mr. Babin provided an update regarding the rezoning and advised that with all previously missing agency comments now received.

### **Agency Feedback Summary:**

- **WAWA (Watercourse and Wetlands Alteration) Branch:** Identified watercourses within 30 meters of the project area, requiring a WAWA permit.
- **Department of Transportation:**
  - Confirmed the Route 910 access meets sightline requirements.
  - Clarified they are not the authority for access permits from Shenstone Road, permits will be issued from Route 910.
  - Acknowledged wear and tear on the road and noted improvement requests.
  - Indicated the Caledonia Mountain Road access option may not meet their standards.
- **NAV Canada:**
  - Blasting is permitted but any damage-related corrective actions will be at the proponent's cost.
  - Blasting alerts must include the Moncton Technical Operations Coordinator and coordination is required before blasting to allow radar monitoring.
  - The current assessment remains valid for 18 months and applies only to impacts on the air navigation system.

Additionally, NAV Canada clarified that a road referenced in an email passed across private property outside of their core area and belongs to a separate landowner, not part of the development site.

**Councillor Garden** asked for clarification regarding the mention of a WAWA permit and approval to operate under the Clean Air Act, as well as the requirements outlined by NAV Canada.

Could you please clarify whether these approvals need to be in place prior to proceeding with the project, or if they can be addressed in conjunction with Plan 360?

Mr. Babin advised that these agency comments and requirements will form the basis for drafting conditions for the rezoning. The conditions will be prepared before the upcoming Committee of Review and Adjustment meeting in August and will also be presented at the public meeting.

**Councillor Garden** inquired whether, based on the comments received from the various agencies, is there any action required at this stage to upgrade the road to meet specific agency requirements. Mr. Babin advised that based on the response from the Department of

Transportation, the current access from Route 910 appears to be acceptable. However, they noted seasonal road closures to heavy vehicles in the spring. It was clarified that any decision regarding road upgrades would be at the discretion of the Department of Transportation, as they are responsible for issuing the necessary access permits.

**Councillor Elderkin** advised that at the last meeting they were in full operation. Mr. Babin advised that Plan 360 issued a stop work order just over two weeks ago, and it appears that all work has currently ceased.

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

**WHEREAS** Council received a request from 681884 N.B. Ltd. for a rezoning of the properties located on Shenstone Road and bearing PIDs 05123070 and 00617969 from Rural Area Zone (RA) to the Intensive Resource Development Zone (IRD) to permit a quarry.

**AND WHEREAS** the Council wishes to consider the above-mentioned modifications;

**BE IT RESOLVED THAT:**

- a) A bylaw amending the rural plan bylaw be drafted;
- b) The Clerk, in name and on behalf of Council, will publish the public notifications in conformance with section 111 of the Community Planning Act;
- c) The hearing of objections to the proposed bylaw is set for **September 2nd**, in the Council Chambers at **6:00pm**;
- d) The Clerk, in name and on behalf of Council, will request the views of the Southeast Regional Service Commission on the proposed bylaw in conformance with section 110 of the Community Planning Act; and
- e) The proposed bylaw will be available for consultation by the public at the municipal building during operating hours from the date the first notice is published.

**MOTION CARRIED** (unanimously)

## **REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS**

### **CAO Appointment**

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Garden** **THAT** the Fundy Albert Council approves the appointment of Mr. Sean Wallace, to the position of CAO for Fundy Albert, effective August 11, 2025.

**MOTION CARRIED** (unanimously)

**Personnel Committee** – **Councillor Elderkin** advised there is nothing to report.

**EMO Committee** – **Councillor Coates** advised that the Red Cross assessed three comfort centers in Fundy Albert and made recommendations for improvements. EMO is considering establishing a regional Community Action Committee. The first committee meeting will take place in Grand Digue on October 30th, from 11:00 a.m. to 2:00 p.m.

**Recreation Committee** – **Councillor Jonah** advised that there is a meeting scheduled next week.

**ATV Access on Roads and Streets Committee** – **Councillor Coates** advised he is waiting for the maps of the proposed roads.

## **REPORTS FROM ADMINISTRATION**

### **EMO Agreement**

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Jonah** **THAT** Council approve the revision of the Emergency Measures Organization agreement originally established in 2022 between the former Village of Hillsborough and the Kiwanis Centre, updating the agreement to reflect the new municipal name, "Village of Fundy Albert," as requested by the EMO committee.

**MOTION CARRIED** (unanimously)

### **Upcoming Meeting Schedule**

**IT WAS MOVED** by **Councillor Garden** **SECONDED** by **Councillor Land** **THAT** Council approve the cancellation of the August 19, 2025, Committee of the Whole Meeting and the September 2, 2025, Regular Council Meeting to allow for a summer break, consistent with the practice followed in 2024. Regular Council meetings will resume on September 16, 2025. This break complies with the Local Governance Act, which requires a minimum of four regular meetings per year. If necessary, a Special Meeting may be called during the break.

**MOTION CARRIED** (unanimously)

### **2963 Main Street, Hillsborough - Service Connection**

**IT WAS MOVED** by **Councillor Jonah** **SECONDED** by **Councillor Elderkin** **THAT** Council approve the use of capital funds from the Hillsborough Utility Capital Reserve to contract MRM for the water service connection at 2963 Main Street, Hillsborough, at the quoted rate of \$17,000.00 plus HST. This work includes directional drilling and asphalt repair and is necessary to avoid traffic disruption on Main Street.

**MOTION CARRIED** (unanimously)

**Page Street – Wastewater Connection**

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Coates** **THAT** Council approve the reallocation of \$7,323.85 from the Hillsborough Utility Water Service Connection budget line to the Sewer Service Connection budget line in order to complete the combined water and sewer service installation at 20 Page Street, Hillsborough, as budgeted in 2025.

**MOTION CARRIED** (unanimously)

**Bobcat Snowblower**

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Jonah** **THAT** Council approve the release of \$13,768.63 + HST from Fundy Albert Capital for the purchase of a snowblower attachment from MacKay's Truck Center at the quoted price of \$13,768.63 plus HST, to ensure operational readiness for sidewalk snow clearing in winter 2025–2026

**MOTION CARRIED** (unanimously)

**Truck Purchase**

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Jonah** **THAT WHEREAS** \$25,000 is available in account 2.8.1.1.6 – Short-Term Interest for Capital Projects for the purchase of a new Public Works truck;

**AND WHEREAS** \$60,000 is available in the Fundy Albert Capital (Shared) Fund for capital expenditures;

**BE IT RESOLVED THAT** Council approve the release of up to \$85,000 from available capital funds—including \$25,000 from Short-Term Interest for Capital Projects and \$60,000 from the Fundy Albert Capital (Shared) Fund—for the purchase of a new ½-tonne Public Works truck, in accordance with the Fundy Albert procurement policy.

**MOTION DEFEATED** (Nay: Mayor Campbell, Councillor Garden, Councillor Elderkin, Councillor Land, Councillor Jonah, Councillor Coates, and Councillor Ward-Russell)

**Councillor Elderkin** advised that she is not in favor of the current truck purchase proposal. In the past, decisions were based on detailed comparisons of three specific truck quotes, which is not the case this time.

Mr. Barrett advised that he conducted further market research and found that vehicles tend to sell quickly once available. After calling several places today, he identified a GMC Sierra as the best available option that meets the required criteria: a smaller, more fuel-efficient engine with sufficient payload capacity. The best price found for this vehicle was \$60,151.00 before tax.

**Mayor Campbell** recommends going to tender and obtaining three quotes for this larger purchase. **Mayor Campbell** advised he is not opposing the acquisition of the truck but rather emphasizing the need for more concrete information and due process before making a final decision.

**Councillor Land** advised we should obtain three quotes and detailed specifications for the truck to ensure clarity on what is being purchased and at what cost. Once the quotes are received, they can be shared, and a discussion can follow promptly, even on short notice. Also, earlier in the spring it was advised that no spending should occur until the audit is complete, and **Councillor Land** continues to stand by that position. **Councillor Land** also suggests allowing time for the new CAO to get settled, and clarified that he is not opposed, but prefer a more cautious approach.

**Councillor Garden** advised that while he understands and agrees with the concerns raised, he believes there is urgency in addressing the truck purchase, as the issue predates his time on council and was raised by operations last year. **Councillor Garden** is concerned that delays may hinder the public works crew. **Councillor Garden** recommends not voting on the purchase today but urges council to keep the process moving, whether that means seeking additional quotes, waiting for the new CAO, or holding further discussions, so the matter doesn't lose momentum.

**Councillor Ward-Russell** advised that she does not support the motion for several reasons. First, the audits have not been completed, and council had previously agreed that no significant spending would occur until they were finalized. Second, **Councillor Ward-Russell** feels more research is needed regarding the percentage of truck usage for shared services. She is uncomfortable with the suggested \$60,000 of the \$85,000 being attributed to shared services, as this implies about 70% usage. Based on **Councillor Ward-Russell's** research, other municipalities do not charge Local Service Districts (LSDs) for such services. Additionally, she pointed out that LSDs, like Coverdale and Hillsborough have seen a 21% increase in their tax base over the past three years, and further spending of this nature could raise your municipality's costs while reducing others.

**Councillor Garden** asked if the CAO could gather factual information from similar communities to better understand how they handle comparable situations. Specifically, how consistently do other municipalities allocate funding, particularly whether LSDs are directly contributing when they aren't being directly serviced by the asset. If most do not, that model could be considered.

**Councillor Elderkin** asked while conducting research, it's important to clearly acknowledge that revenue from shared services is not currently being shared proportionally, for example, there is no 60/40 split on revenue, even though cost-sharing is being discussed. **Councillor Elderkin** pointed out that former villages already bear significant costs for wages and vehicles related to water and sewer services, which are billed separately. Therefore, the research must ensure a true

apples-to-apples comparison, recognizing that not all municipalities have multiple former villages with distinct water, sewer, and shared assets like Fundy Albert does.

## **BY-LAWS**

### **First Reading**

**IT WAS MOVED** by **Councillor Garden** **SECONDED** by **Councillor Land** **THAT** first reading, by title only, be given to By-Law 2025-02, A Code of Conduct By-Law for the Council of Fundy Albert.

**MOTION CARRIED** (unanimously)

### **Second Reading**

**IT WAS MOVED** by **Councillor Garden** **SECONDED** by **Councillor Elderkin** **THAT** the second reading, by section only, be given to By-Law 2025-02, A Code of Conduct By-Law for the Council of Fundy Albert. Sections as follows:

1. Short title
2. Definitions
3. Application and Purpose
4. Interpretation and Scope
5. Code of Conduct
6. Complaints
7. Council Decisions
8. Corrective Actions
9. Repeal
10. Effective Date

**MOTION CARRIED** (unanimously)

## **MAYOR AND COUNCILLOR STATEMENTS**

**Councillor Garden** began by welcoming the new CAO, Mr. Sean Wallace, and expressing appreciation to Fundy National Park for its continued support in supplying water to the former Village of Alma, a critical and appreciated partnership as water usage has increased.

**Councillor Garden** addressed concerns related to paving delays in the former Village of Alma. Though it was communicated during the June 17th Committee of the Whole meeting that paving would begin on July 7th, it did not commence until July 28th, after multiple delays. During that period, residents expressed concerns due to vehicle damage and tourist safety, particularly with deteriorating road conditions and potholes that posed hazards.

**Councillor Garden** advised that the paving contractor completed their interpreted scope by July



31st, but that School Street, a key concern, remains unfinished. Completing that work will require additional funds beyond the originally approved budget.

While respecting the boundary that council does not give direction to staff, **Councillor Garden** offered several suggestions to improve future project planning and reduce resident concerns:

1. Include a detailed scope of work in RFPs with clear requirements and constraints.
2. Issue RFPs earlier in the year to allow for realistic planning.
3. Specify start and end dates, with financial penalties for missed deadlines.

**Councillor Garden** emphasized that these are common procurement practices and not restrictive.

**Councillor Garden** thanked the paving contractor and staff for their hard work, particularly given the challenges of the busy summer season, and encouraged learning from this experience to improve future projects.

**Councillor Elderkin** shared several community reminders and updates:

- Road Construction: Residents traveling through Fundy Albert, especially toward Hillsborough, should expect delays due to multiple traffic lights and increased traffic. Councillor Elderkin encouraged patience, noting it's positive to see significant work being done on Route 114.
- Water Conservation: Residents of Riverside-Albert are asked to be diligent with water usage, and flyers have been distributed to raise awareness.
- Albert County Exhibition: Scheduled for September 11–14, with volunteers already working hard at the exhibition grounds in preparation.
- Farmers Market: A reminder that the weekly farmers market takes place every Sunday from 12:10 to 2:00 p.m. at the exhibition grounds.

**Councillor Coates** advised he attended:

- July 8 – Attended a public consultation in Alma related to the Alma Water Project.
- July 12 – Attended a fundraiser at the Kiwanis
- July 22 – Participated in a council meeting
- July 30 – Attended a meeting with Irving in regard to Glyphosate spraying
- July 31 – Took part in the annual general meeting of Connecting Albert County

**Councillor Coates** asked whether the 2023 audit had been submitted. Per Ms. Beers yes, the auditor has the 2023 files to begin the audit.

**Councillor Jonah** thanked the team for making the decision to postpone the fireworks in Alma due to extremely dry conditions.

**Councillor Jonah** suggested the fireworks could be used during Fleet Launch or perhaps as part of a Labor Day weekend event.



**Councillor Jonah** thanked the Director of Operations Ian for taking the time in June to drive around with him and assess paving and patching needs and thanked DTI for the work they do.

**Councillor Land** advised that DTI have started mowing the sides of the roads and some places have not been completed, especially between Hopewell Cape and Hillsborough.

**Councillor Land** recommends installing GPS trackers in all new municipal vehicles to improve tracking and security, particularly in cases of theft.

**Councillor Land** proposed a pilot project in collaboration with the high school to train students interested in municipal summer work, including helping them obtain their Water Certification. This aims to address future staffing challenges due to upcoming regulatory changes.

**Councillor Land** welcomed Mr. Sean Wallace.

**Councillor Land** advised that there is an urgent need for water conservation in both Fundy Albert due to ongoing dry conditions. **Councillor Land** also advised that burn bans have been issued across the province and highlight the absence of rain in the 10-day forecast.

**Mayor Campbell** thanked Ms. Tammy Rampersaud from Every Lemon Consulting for her professionalism and support in helping identify and present candidates for the Chief Administrative Officer position. **Mayor Campbell** welcomed Mr. Sean Wallace as the new CAO and is looking forward to working with him.

**Mayor Campbell** advised he is concerned about increased water consumption in Riverside-Abert, While the situation is currently manageable, residents are urged to be mindful and conserve water wherever possible.

**Mayor Campbell** provided an update is provided on a meeting with Irving Woodlands regarding glyphosate spraying. **Mayor Campbell** previously reached out to the Premier and various MLAs and ministers, but only Irving responded. The meeting was described as cordial, and Irving has committed to sharing more information.

**Councillor Ward-Russell** congratulated the Town of Riverview fire department on their recent purchase of two new vehicles, a squad and a tanker, noting that this will positively impact the Village of Fundy Albert.

**Councillor Ward-Russell** requested an updated relating to the **status of the Lagoon project**, noting that a **public meeting** had been promised but no date has yet been announced.

## **NOTICES OF MOTION AND RESOLUTIONS**

None

**CLOSED SESSION**

None

**ADJOURNMENT**

Moved by **Councillor Land** to adjourn at 6:41 pm

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Mayor

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Clerk