

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

Staff Present: Sean Wallace – CAO/Assistant Clerk
Jillian Hutchinson – Treasurer
Ian Barrett – Director, Operations

Absent: Councillor Elderkin
Councillor Jonah
Kim Beers – Director, Legislative Services

CALL TO ORDER

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

ADOPTION OF AGENDA

Mayor Campbell proposed an addition under Reports from Administration an update regarding the Alma Water Boil Order

IT WAS MOVED by **Councillor Coates** and **SECONDED** by **Councillor Land** **THAT** the amended agenda be adopted.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None.

ADOPTION OF THE MINUTES

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** **THAT** the Minutes of the Special Council Meeting held October 30, 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 November 4, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Land* **SECONDED** by *Councillor Ward-Russell* **THAT** the Minutes of the Special Closed Council Meeting held November 6, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Coates* **SECONDED** by *Councillor Ward-Russell* **THAT** the Minutes of the Special Closed Council Meeting held November 12, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Land* **SECONDED** by *Councillor Coates* **THAT** the Minutes of the Special Closed Council Meeting held November 13, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Ward-Russell* **SECONDED** by *Councillor Land* **THAT** the Minutes of the Committee of the Whole Meeting held November 18, 2025, be approved.

MOTION CARRIED (unanimously)

CONSENT AGENDA

IT WAS MOVED by *Councillor Land* and **SECONDED** by *Councillor Coates* **THAT** Council approved the consent agenda of December 3, 2025.

MOTION CARRIED (unanimously)

i. [Hillsborough Public Library – Appointment of Board Members](#)

THAT Council approve the appointment of Kimberly McKinley, Jas Shukla, and Erica Muise Wilbur to the Fundy Albert Library Board, effective immediately, to support continued community representation and governance of library services within the Municipality of Fundy Albert.

ii. [Hillsborough Public Library Name Change](#)

THAT Council approve the request from the Library Board to rename the “Hillsborough Public Library” to the “Fundy Albert Public Library,” to better reflect the regional identity of the Municipality of Fundy Albert and to support ongoing community unification and rebranding efforts. Further, that any required signage updates be incorporated into the Municipality’s future community-wide signage replacement plan.

iii. [2026 Regular Meetings](#)

THAT Council designates a centralized meeting location for all Regular Council Meetings in

Council Chambers, 61 Academy Street.

iv. [December 16, 2025 – Committee of the Whole](#)

THAT Council approve the cancellation of the Committee of the Whole meeting scheduled for December 16, 2025.

PUBIC AND ADMINISTRATIVE PRESENTATIONS

Jessica O'Dell – All Women's Firefighting Symposium

Ms. O'Dell provided an overview of their recent attendance at the Fire Service Women Ontario (FSWO) Training Symposium in Ontario, attended with a colleague, Danny. The symposium brought together fire service professionals from across Canada, the U.S., and internationally, including Uganda. It featured classroom sessions, hands-on training, professional development, and networking opportunities.

Key networking included establishing ongoing contact with the Deputy Fire Chief of Calgary, as well as connections with the Antarctic Fire Angels and the FSWO leadership. The organizers are exploring creating a Maritime chapter of FSW, and Ms. O'Dell has been invited to participate in its development.

Ms. O'Dell outlined several courses completed, including sessions on leadership, fire officer development, EV fire response, hazardous materials and alternative fuels, fire investigations, bullying-prevention program development (in partnership with the Canadian Fire Chiefs Association), virtual command training programs, and firefighter wellness. A number of software tools, apps, and training resources were shared to benefit local departments.

Danny's courses included radioactive transport and a guided tour of a radioactive waste facility.

Keynote speakers included Michelle Fitzsimmons, the highest-ranking female in FDNY history, and the Antarctic Fire Angels, who presented on their South Pole and endurance race expeditions.

Ms. O'Dell advised that the training was highly valuable, providing extensive knowledge, resources, and tools beneficial to local fire services.

Mayor Campbell thanked Ms. O'Dell for her commitment to the community.

REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

Personnel Committee – Councillor Ward-Russell advised that the Personnel Committee is meeting December 15, 2025.

EMO Committee – **Councillor Coates** advised a visit was conducted on November 24 to observe the setup of a community comfort centre. The centre included several designated areas such as rest spaces, sleeping areas with cots, children’s play areas, and spaces for card playing and recreation.

A key feature noted was the presence of six charging stations for residents to power phones and other devices during emergencies.

The Red Cross representative will be visiting during the first week of next month to assess the three potential local comfort centre sites and advise on available support, resources, and setup requirements.

It was noted that operating a comfort centre would require significant staffing, likely five or six committee members at minimum, depending on demand. Additionally, only one of the potential sites currently has shower facilities, which may need further consideration if a centre must operate for more than 24 hours.

Overall, the setup observed was described as highly professional and informative.

Recreation Committee – nothing to report.

ATV Access on Roads and Streets Committee – **Councillor Coates** advised there is nothing to report.

Committee of the Whole – JDI Conservation Plan – Letter of Support

Mayor Campbell advised that multiple municipalities have agreed to sign the regional letter of support. Grand Lake has already confirmed, Riverview will sign and ratify on December 8, and Fundy Martin’s vote will occur on December 9. Sussex, Valley Waters, Eastern Charlotte, and Fundy Shores will vote on December 3. Overall, there is strong regional support and broad community buy-in.

Mayor Campbell advised that Mr. Andrew Willett with JDI is present for Councillor questions.

Councillor Ward-Russell advised that Council received letters from groups and is not aware of anyone responding. **Mayor Campbell** acknowledged that no response has been sent yet, as they were waiting to see how discussions progressed.

Mr. Andrew Willett updated Council that meetings with stakeholder groups have already begun. He reported that:

- A meeting was held on Friday with Canadian Parks and Wilderness Society.
- Another meeting was held on Monday with the Fundy Biosphere group, during which the plan was reviewed with them.

- Mr. Willett intends to reach out and offer meetings to the remaining groups to explain the project plan and continue engagement efforts starting next week.

Councillor Ward-Russell emphasized the importance of sending correspondence back to the individuals and groups who submitted the letter. **Mayor Campbell** agreed that a response is appropriate but noted that at the time the letter was received, they did not yet have a clear answer to provide. **Mayor Campbell** advised that the project would protect approximately 5,500 hectares of land within Fundy Albert, including areas near the Turtle Creek watershed that support the water supplies for Riverside-Albert and Hillsborough.

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Coates** **THAT** the Council of Fundy Albert support the submission of a letter to the Minister of Natural Resources regarding Irving Woodlands' proposed conservation plan, as presented at the Committee of the Whole meeting on November 18, 2025;

AND THAT the letter circulated by **Mayor Campbell**, recommending conditional support for the expansion of conservation lands while ensuring balanced land exchanges to maintain local economic competitiveness, be approved for submission with any minor administrative edits as required.

MOTION CARRIED (unanimously)

REPORTS FROM ADMINISTRATION

Hillsborough Water Exploration Land Purchase

IT WAS MOVED by **Councillor Ward-Russell** **SECONDED** by **Councillor Land** **THAT** the Municipality of Fundy Albert approve the release of **\$10,000.00** from the **Hillsborough Utility Capital Reserve** to be held in trust by the landowner's legal counsel for the purpose of expediting the execution of the land agreement associated with the proposed municipal production well on PID **00613810**.

MOTION CARRIED (unanimously)

Arena Land

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** **THAT WHEREAS** the Municipality has identified ongoing parking congestion, safety concerns, and infrastructure limitations at the existing Fundy Albert Community Rink; and

WHEREAS a parcel of privately owned land (PID #00621045) directly adjacent to the rink has become available for purchase, providing an immediate opportunity to relieve parking pressures through interim overflow parking; and **WHEREAS** long-term recreational planning anticipates the need for a modernized or replacement arena facility within the next 10–20 years; and

WHEREAS ownership of suitable land is a prerequisite for eligibility under most provincial and federal recreation and green infrastructure funding programs; and WHEREAS securing this parcel now represents a strategic investment that ensures Fundy Albert remains shovel-ready for future funding opportunities and supports long-term community infrastructure planning; THEREFORE BE IT RESOLVED THAT Council authorize Administration to negotiate and proceed with the acquisition of the property adjacent to the Fundy Albert Community Rink, identified as PID #00621045, for the purposes of:

1. Establishing short-term interim parking to address current safety and congestion issues; and
2. Securing the required site for the future development of a new arena facility;

AND BE IT FURTHER RESOLVED THAT the total purchase amount shall not exceed \$70,000 plus applicable fees (including taxes, legal costs, and associated closing expenses), with funding allocated from the Hillsborough Reserve.

MOTION CARRIED (unanimously)

Councillor Ward-Russell noted that the 2026 budget has not yet been approved and currently does not include any funds for anticipated work related to additional parking associated with the proposed land purchase. **Councillor Ward-Russell** suggested allocating money in the budget for necessary site preparations, such as gravel and cleanup, so that the land can be put to use once acquired.

[Service Connection \(Hillsborough\)](#)

IT WAS MOVED by **Councillor Ward-Russell** **SECONDED** by **Councillor Coates** THAT WHEREAS a developer has requested municipal water and sewer service connections for newly subdivided lots on Elvin Jay, and legal and engineering reviews have confirmed the lots are serviceable; WHEREAS the scope of work involves excavation across municipal utilities—including two water lines, a culvert, and an intersection—requiring specialized expertise and equipment beyond internal capacity; WHEREAS the Municipality has received a quotation for this work in the amount of \$19,141 (plus HST), reviewed for completeness, competitiveness, and compliance with the Municipal Financial Management & Procurement Policy; BE IT RESOLVED THAT Council approves the quotation in the amount of \$19,141 (plus HST), for the installation of the required water and sewer service connections; BE IT FURTHER RESOLVED THAT Council authorizes the transfer of funds from the Hillsborough Utility Capital Reserve to cover the approved cost.

MOTION CARRIED (unanimously)

Councillor Land asked whether all tender quotes returned were consistent. Mr. Barrett confirmed that all submissions met the same key specifications outlined in the request for quotes, including required traffic control and adherence to the provided engineering drawings.

Councillor Land advised that one quote (MRM), indicates full restoration, did not explicitly mention paving. This raised concern because of a previous issue earlier in the year where a contractor had to return to complete paving after initial work. Mr. Barrett committed to contacting the lowest bidder to confirm that full restoration, including paving, would be completed.

Councillor Land also asked whether reinstatement of the road would occur this year or be delayed until spring. Mr. Barrett reported that all contractors indicated they would attempt to complete the restoration this year, though timelines depend on weather and whether the project plans are opened in time.

Councillor Land asked whether buildings exist on the affected lots and whether installing services is warranted. Mr. Barrett confirmed that a building permit has been submitted for the first lot and that discussions with the developer indicate services will be required within the next six months.

[Fundy Albert General Village Core Capital Account](#)

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** THAT WHEREAS there is not a separate bank account for Fundy Albert Village Core Capital; ANDWHEREAS there is a need to keep Shared and Village Core Capital separate; BE IT RESOLVED that an account be opened for Fundy Albert Village Core Capital.

Questions:

Councillor Ward-Russell raised a concern about the growing number of municipal bank accounts, noting that each new account results in additional service fees. **Councillor Ward-Russell** questioned why a separate bank account was required for this purpose and suggested that multiple accounts may be unnecessary and costly.

Ms. Hutchinson responded that some existing accounts will be closed next year, possibly two or three, which will reduce the overall number. Ms. Hutchinson also noted that the new account would not create extra fees beyond what is already expected and, like other capital accounts, would generate interest.

Mr. Sean Wallace advised that municipalities typically operate with a single primary bank account while maintaining separate sets of financial records and confirmed this is the direction they are working toward.

Councillor Ward-Russell reiterated that while they support organizing municipal finances, using one bank account with separate internal accounting would be more sensible than continually creating new accounts, especially given the municipality pays over \$7,000 annually in bank-related charges (including Interac fees).

Councillor Land asked where the funds are currently being held.

Ms. Hutchinson clarified that funds are currently held in GICs to keep them separate and to track interest earned. Leaving the funds in GICs is possible but moving money in and out is more cumbersome. Ultimately, maintaining separation is a requirement, and administration will follow

Council's direction on how best to manage it.

MOTION DEFEATED (unanimously)

GIC Investments 2025

IT WAS MOVED by *Councillor Ward-Russell* **SECONDED** by *Councillor Land* **THAT** WHEREAS Guaranteed Investment Certificates (GIC) No. 0001 in the amount of \$141,937.27 for the CCBF 2019–2023 program and GIC No. 0002 in the amount of \$15,254.27 for the CCBF 2014-2018 program will mature on December 18, 2025; **BE RESOLVED** that GIC No. 0001 and GIC No. 0002 be reinvested into a Cashable GIC; **AND BE FURTHER RESOLVED THAT** all interest earned on GIC No. 0001 and GIC No. 0002 be reinvested into the respective GIC from which it was earned.

Questions:

Councillor Ward-Russell asked why several Riverside-area capital funds appeared to be grouped together, specifically the CCBF funds, the Riverside Fire Department capital fund, and the Riverside Recreation Centre capital fund.

Ms. Hutchinson clarified that the funds are not being combined. The appearance of grouping is only for reinvestment purposes. For example, the two CCBF capital funds (accounts 1 and 2) are being reinvested together because they originate from the same funding source, but they remain separate accounts. Similarly, funds for the fire department and recreation centre are not being merged; only certain Riverside Albert capital GICs (5 and 6) were reinvested together due to maturity timing, not because their purposes were consolidated.

Ms. Hutchinson reiterated that although some GICs may be reinvested at the same time, each fund remains separate and tracked individually, with no combining of capital accounts.

MOTION CARRIED (unanimously)

Alma & Riverside-Albert Fire Department GIC Reinvestment 2025

IT WAS MOVED by *Councillor Land* **SECONDED** by *Councillor Ward-Russell* **THAT** WHEREAS GIC No. 0004 of \$17,273.60 for the Riverside-Albert Fire Department matures on December 18th, 2025; **ANDWHEREAS** GIC No. 0013 of \$22,949.28 for the Alma Fire Department mature on December 30th, 2025; **4 C BE IT RESOLVED THAT** GIC No. 0004 and GIC No. 0013 be reinvested into a Cashable GIC; **AND BE FURTHER RESOLVED THAT** interest earned on GIC No. 0004 and GIC No. 0013 be reinvested into the respective GIC from which it was earned.

MOTION CARRIED (unanimously)

Hillsborough Fire Department GIC Withdrawal & Reinvestment 2025

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** THAT WHEREAS GIC No. 0012 of \$28,165.02 for the Hillsborough Fire Department; ANDWHEREAS the Hillsborough Fire Department requires \$20,000 to be withdrawn for Capital Replacement of Firefighting Equipment; BE RESOLVED that the remaining \$8,165.02 of GIC No. 0012 and interest earned be reinvested into a Cashable GIC.

Questions:

Councillor Ward-Russell asked what firefighting equipment was being purchased. Ms. Hutchinson clarified that nothing had yet been bought because approval was needed to withdraw funds from the fire department's capital GIC. Items planned for purchase include air tanks, air systems, and bunker gear; equipment budgeted for replacement this year.

Councillor Ward-Russell asked why a GIC withdrawal was required if the purchases were already included in the budget. Ms. Hutchinson explained that, during last year's budgeting process, Council had agreed that capital purchases would require withdrawal from the GIC in order to keep the overall fire budget lower.

Councillor Ward Russell advising that if equipment was budgeted, it would typically be paid directly from the budget rather than from a GIC. Ms. Hutchinson clarified that GIC funds are for capital asset purchases, such as equipment, and not for truck refurbishment. The planned purchases qualify as capital assets.

Councillor Ward-Russell asked why funds were being withdrawn before purchases were made, suggesting that purchasing first and withdrawing afterward would be more accurate, especially given uncertainties such as HST. Ms. Hutchinson responded that the GICs must be reinvested before year-end, and withdrawals need to be processed accordingly. The funds will be spent before December 31, and the expenses will appear in the current fiscal year.

Mayor Campbell discussed whether the GICs are locked in; Ms. Hutchinson confirmed they are cashable at any time, though early withdrawal may reduce interest earned. **Councillor Land** requested confirmation of interest rates, and Ms. Hutchinson agreed to provide this information.

Councillor Ward-Russell indicated they support the needed equipment purchases but are not comfortable approving the withdrawal process as presented and therefore would vote against it.

Mayor Campbell suggested tabling the decision until January, but Ms. Hutchinson noted the reinvestment deadline creates timing issues: if expenses are not recorded before year-end, it will appear as though the municipality drew more out of operating than intended.

MOTION CARRIED (Councillor Ward-Russell – Nay)

Riverside-Albert GIC Reinvestment 2025

IT WAS MOVED BY Councillor Ward-Russell SECONDED by Councillor Land THAT WHEREAS GIC No. 0005 of \$13,055.14 and GIC No. 0006 of \$15,265.51 mature on December 18, 2025; AND WHEREAS GIC No. 0005 and 0006 contain Riverside-Albert Capital Funds; BE IT RESOLVED THAT GIC No. 0005 and 0006 be reinvested into one Cashable GIC with all interest earned

MOTION CARRIED (unanimously)

Riverside-Albert Recreation Centre GIC Reinvestment 2025

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** THAT WHEREAS GIC No. 0007 of \$11,667.89 for the Riverside-Albert Recreation Centre matures on December 18, 2025;
BE RESOLVED THAT GIC No. 0007 of \$11,667.89 be reinvested with the interest earned.

MOTION CARRIED (unanimously)

Hillsborough GIC Reinvestment 2025

IT WAS MOVED BY Councillor Land **SECONDED** by **Councillor Ward-Russell** THAT WHEREAS GIC No. 0010 of \$198,502 of Hillsborough Capital matures on December 30, 2025;
BE RESOLVED THAT GIC No. 0010 of \$198,502 be reinvested with the interest earned.

MOTION CARRIED (unanimously)

Fundy Albert Village Core – Capital Account

IT WAS MOVED BY Councillor Ward-Russell **SECONDED** by **Councillor Land** THAT WHEREAS GIC No. 0011 was redeemed in June 2025 to withdraw \$19,993.09, with the remaining balance and accrued interest reinvested into new GIC No. 0014;
AND WHEREAS only \$13,812.69 of the withdrawn amount was used for the purchase of a new Bobcat snowblower;
AND WHEREAS the remaining \$6,180.40 is available for reinvestment in Fundy Albert Capital;
BE RESOLVED THAT GIC No. 0014 be redeemed and reinvested for \$6,180.40, together with the current balance and interest earned.

Questions:

Councillor Land sought clarification regarding the funding sources for recent equipment purchases. It was confirmed that the amount of \$13,812.69 pertained solely to the purchase of the Bobcat snowblower and did not include any additional equipment.
Questions were raised regarding the new trailer purchased approximately one to two months ago, specifically where the funding for that trailer originated.

MOTION CARRIED (unanimously)

[Hillsborough Utility Yearend Surplus 2025](#)

IT WAS MOVED BY Councillor Ward-Russell **SECONDED** by **Councillor Land** THAT WHEREAS the 2025 budget includes a transfer of \$5,500 to Hillsborough Utility Capital for Wastewater Capital Reserve;
AND WHEREAS the 2025 budget includes a transfer of \$27,118 to Hillsborough Utility Capital for Water Capital Reserve

AND WHEREAS Hillsborough Utility has a projected surplus of \$160,705;
AND WHEREAS Administration has recommended that 145,000 of this surplus be allocated to the Hillsborough Utility Capital Fund
BE IT RESOLVED THAT a total of \$177,618 be transferred to Hillsborough Utility Capital.

MOTION CARRIED (unanimously)

General Yearend Surplus 2025 (shared and Village centre)

IT WAS MOVED BY Councillor Ward-Russell SECONDED by Councillor Coates THAT WHEREAS Fundy Albert General – Shared has a proposed surplus balance of \$407,350;
AND WHEREAS Administration has recommended \$25,000 be spent on Architecture Drawings for Municipal Office Renovations, Municipal Office Property Survey, and Mini Split Installations at the Visitor Information Centre and Upstairs of the Municipal Office;
AND WHEREAS Administration has recommended \$110,000 be transferred to Shared Capital Reserve for Capital Pool Repairs, TMR Radio Purchase Reserve and future capital Projects/Purchases or Repairs/Replacements;
AND WHEREAS Administration has recommended \$20,000 be transferred to Operating Reserve;
AND WHEREAS Administration has recommended \$252,350 to remain for 2027 Budget Revenue;
BE IT RESOLVED that spending authority be given to the CAO, Treasurer and Mayor of up to \$25,000 for Architecture Drawings for Municipal Office Renovations, Municipal Office Property Survey, and Mini Split Installations at the Visitor Information Centre and Upstairs of the Municipal Office;
AND BE IT FURTHER RESOLVED THAT \$110,000 be transferred to Fundy Albert Shared Capital and \$20,000 into Fundy Albert General Operating Reserve.

Questions:

Councillor Ward-Russell discussed recommended uses of the 2025 general shared surplus and raised concerns about past taxation levels, reserve balances, and prioritization of spending. Councillor Ward-Russell noted that Local Service District (LSD) residents have been over-taxed from 2023–2024, resulting in a cumulative surplus estimated between \$800,000 and \$1 million. She expressed hope that future councils adjust tax rates appropriately.

Councillor Ward-Russell questioned why the Village Core's projected surplus of \$238,000 could not be used to purchase a needed truck. They supported the shared recommendations except for the \$60,000 allocation to TMR radios, noting that over \$100,000 is already in reserve for this and the full system replacement would cost over \$300,000. They proposed re-allocating the \$60,000 to bolster by-law enforcement and to allocate \$10,000 toward a dry hydrant in Coverdale.

Ms. Hutchinson clarified that municipalities can only place up to 5% of the general operating budget into an operating reserve, that the dry hydrant could be funded but planning work is still

required, and that the current TMR radio reserve is insufficient for a full replacement.

Councillor Land supported removing the \$60,000 TMR allocation entirely and instead placing it into reserves. There was agreement that the dry hydrant project is feasible but requires site and water-source assessment before proceeding.

Ms. Hutchinson clarified that all recommended allocations are intended for capital reserves, and future councils may reallocate funds because no council can bind another regarding general reserves.

Councillor Land also discussed other projects, such as the public works tracking program, Push cameras, and mini-split installations, agreeing that these should proceed as soon as possible once approved.

Councillor Ward-Russell indicated she will make an amended motion

IT WAS MOVED BY Councillor Ward-Russell SECONDED by Councillor Land THAT WHEREAS Fundy Albert General – Shared has a proposed surplus balance of \$407,350; AND WHEREAS Administration has recommended \$25,000 be spent on Architecture Drawings for Municipal Office Renovations, Municipal Office Property Survey, and Mini Split Installations at the Visitor Information Centre and Upstairs of the Municipal Office; AND WHEREAS Administration has recommended \$110,000 be transferred to Shared Capital Reserve for Capital Pool Repairs, a dry hydrant in Lower Coverdale and future capital Projects/Purchases or Repairs/Replacements; AND WHEREAS Administration has recommended \$20,000 be transferred to Operating Reserve; AND WHEREAS Administration has recommended \$252,350 to remain for 2027 Budget Revenue; BE IT RESOLVED that spending authority be given to the CAO, Treasurer and Mayor of up to \$25,000 for Architecture Drawings for Municipal Office Renovations, Municipal Office Property Survey, and Mini Split Installations at the Visitor Information Centre and Upstairs of the Municipal Office; AND BE IT FURTHER RESOLVED THAT \$110,000 be transferred to Fundy Albert Shared Capital and \$20,000 into Fundy Albert General Operating Reserve.

MOTION CARRIED (unanimously)

Fundy Albert General Village Core Surplus

I IT WAS MOVED BY Councillor Ward-Russell SECONDED by Councillor Land THAT WHEREAS Fundy Albert General – Village Core has a proposed surplus balance of \$238,084; AND WHEREAS Administration has recommended \$20,025 on Public Works Tracking Program and, Push Camera & Accessories; AND WHEREAS Administration has recommended \$215,000 be transferred to Village Core Capital Reserve for future capital Projects/Purchases or Repairs/Replacements; BE IT RESOLVED that spending authority be given to the CAO, Treasurer and Mayor of up to

\$20,025 on a Public Works Tracking Program and, Push Camera & Accessories;
AND BE IT FURTHER RESOLVED that \$215,000 be transferred to Fundy Albert General Village Core Capital.

Questions:

Councillor Ward-Russell sought clarification on the Push camera cost, noting it had previously been presented as \$9,000, then \$18,000, and was now back to \$9,000. Mr. Wallace explained that the higher quote was for a high-end model typically used by larger municipalities, and that a more suitable, lower-cost option had since been identified.

Councillor Ward-Russell then asked whether purchasing it from the current surplus would remove it from the 2026 budget. Ms. Hutchinson confirmed it could be purchased from this year's surplus but would verify whether it had been included as a suggested item in the draft 2026 budget to avoid duplication.

MOTION CARRIED (unanimously)

Alma Water Update

Council received a late report responding to numerous resident inquiries regarding ongoing turbidity issues in the Alma water system. Mr. Barrett explained that while turbidity concerns are long-standing, recent increases in public complaints prompted a request for information and a recommendation to conduct an engineering study estimated at \$5,000.

The water operator in charge, Ms. Heather Cail provided a detailed history of the Alma system. The main production well, drilled in 1998, has experienced turbidity problems for decades due to a soft sandstone formation. Various mitigation measures, such as installing a sleeve and adding a variable frequency drive, helped temporarily, but the growing community has placed increasing demand on the system. For several years, both the primary and backup wells have had to run 24/7 to meet water needs, over-taxing the aquifer and equipment.

A new water system with two 50-gallon-per-minute wells and 170,000 gallons of storage is nearing completion, with testing expected in January–February and the system projected to come online in March. Ms. Cail emphasized that the community is extremely close to a long-term solution and that current efforts are focused on keeping the existing system stable until the transition.

Turbidity spikes continue to occur during power interruptions, rain events, or aquifer stress, requiring boil orders. The operator outlined the multiple contributing factors: depleted aquifer levels, prolonged drought, construction activity near the wellfield, and the age of the system's components.

Several councillors questioned whether spending \$5,000 (or potentially more) on a study was worthwhile when the current well will be partially retired and the new system is imminent. They noted that residents already face high water rates and that study funds might be better reserved for operational needs or future improvements.

Concerns were also raised about whether treatment components included in the new project budget should be installed immediately rather than waiting a year; administration noted this

should be clarified with the engineers.

Overall, council expressed appreciation for the explanation and agreed the situation is being managed as responsibly as possible while the community approaches the completion of the new water system.

BY-LAWS

[BY-LAW NO. 2025-03 FUNDY ALBERT EMERGENCY MEASURES BY-LAW](#)

IT WAS MOVED BY Councillor Ward-Russell SECONDED by Councillor Land THAT Council give third and final reading by title only to BY-LAW NO. 2025-03 FUNDY ALBERT EMERGENCY MEASURES BY-LAW for the Council of Fundy Albert.

WHEREAS the Village of Fundy Albert is HEREBY GIVEN its third and final reading THAT Bylaw 2025-03 is enacted on this 2nd day of December 2025.

MOTION CARRIED (unanimously)

MAYOR AND COUNCILLOR STATEMENTS

Councillor Ward-Russell expressed concerns about the ongoing delay in receiving the 2023 audit, noting that it has still not been provided even though the municipality must soon file the 2026 budget with the provincial government. Mr. Wallace advised that although the original expected date was December 8, the audit will likely be delayed by about a week. It was emphasized that the municipality has no control over the timing, though the delay is frustrating.

Councillor Ward-Russell also commented on the draft budgets recently shared, requesting clearer presentation of shared service costs directly within the budget document. She noted that certain line items, such as legal services, are shown entirely as shared costs, even though some legal expenses relate solely to Hillsborough (easements) and therefore should be separated.

Councillor Ward-Russell further stated that despite giving six weeks' notice of being unavailable during the week of December 8, the budget discussions and vote are still being scheduled during that period. She wished to make residents aware that they had requested a different date, but it had not been accommodated.

An update was provided regarding winter maintenance in Lower Coverdale. Core Property Services has subcontracted snow removal to Bare Asphalt Snow Removal (CPM). Several complaints were received that plowing in White Birch Estates did not occur until after 1:00 p.m.

In closing, **Councillor Ward-Russell** noted this may be the last formal council meeting of the year and offered holiday greetings to the residents of Fundy Albert.

Councillor Coates advised that he attended the Hillsborough Library Board Meeting on September 25.

Councillor Coates suggested that inexpensive items such as puzzles, games, and children's activities, often available at yard sales or given away, could be collected at little cost to help stock the warming centres for emergencies. He noted the budget for such supplies is limited, so acquiring low-cost or donated items would be practical and beneficial, especially for keeping children occupied during emergency situations.

Councillor Coates concluded by offering holiday greetings.

Councillor Land advised that the Golf Club Road project has been completed, including the culvert replacement, guardrail installation, asphalt repair, and an ATV offshoot. He also expressed hope that the Elvin Jay project proceeds and is finished before year-end.

Councillor Land relayed a resident request regarding Central Street near Pleasant, where traffic speeds are high. The resident would like a speed bump installed for the summer, and **Councillor Land** noted that a ditch issue previously raised should also be addressed. He asked that these items be added to the municipality's follow-up list.

Councillor Land ended by wishing council, staff, and the public a Merry Christmas and Happy New Year.

Mayor Campbell thanked fellow council members for their support and noted that interactions with residents have generally been positive. He also expressed gratitude to municipal staff for welcoming him since joining in May, acknowledging that while not every day is perfect, most have been very good.

Mayor Campbell concluded by extending warm Christmas wishes to all residents of Fundy Albert.

NOTICES OF MOTION AND RESOLUTIONS

None

PUBLIC STATEMENTS & INQUIRIES

Ms. Heather Cail asked for clarification about the type of Push camera being purchased, noting that some models are designed for residential plumbing rather than municipal infrastructure. They emphasized that the municipality requires a camera suitable for inspecting 4-inch, 6-inch, or 8-inch sewer lines. Administration confirmed that the model being purchased is indeed the correct one for municipal use and offered to share the specifications.

Ms. Kathy Weir expressed appreciation for the detailed explanation provided earlier about the Alma water situation, noting similarities to past challenges experienced in Riverside-Albert. Ms. Weir suggested that Heather share a public explanation with Alma residents, as hearing the context might help the community understand that the current inconvenience is part of achieving a long-term improvement.

Ms. Weir reported that only eight cards remain in the Chase the Ace draw and that proceeds have now exceeded \$22,000.

Ms. Weir raised a question about GIC withdrawals, asking whether it truly requires a week to access funds. Administration clarified that GIC funds can be cashed out within 24 hours. Ms. Weir noted that withdrawing money earlier than needed could result in unnecessary loss of interest and recommended timing withdrawals closer to when funds are required, provided the year-end accounting implications can still be managed.

Ms. Weir asked whether E6 continues to provide consulting on reserve or investment decisions. Administration confirmed that such recommendations do not fall within the consultant's scope; the allocations being discussed are administration's recommendations, not consultant advice.

CLOSED SESSION

IT WAS MOVED by *Councillor Ward-Russell* **SECONDED** by *Councillor Land* **THAT** Council have an in-camera session at 7:56 pm.

MOTION CARRIED (unanimously)

Local Governance Act 68 (1) (f) information concerning legal opinions or advice provided to the local government by its solicitor or privileged communications between solicitor and client in a matter of local government business.

IT WAS MOVED by *Councillor Ward-Russell* **SECONDED** by *Councillor Land* **THAT** Council return to regular session at 8:31 pm

MOTION CARRIED (unanimously)

ADJOURNMENT

Moved by *Councillor Ward-Russell* to adjourn at 8:31 pm

Mayor

Assistant Clerk