

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

Staff Present: Kim Beers – Director, Legislative Services  
Sean Wallace - CAO  
Ian Barrett – Director, Operations

Guests: Caleb Babin, Planner with Plan 360

### **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 Council request the removal of Item 14(a) – Closed Session (Local Governance Act (New Brunswick), s.68(1)(c) respecting the EXP invoice, and adding the matter to Item 9 – Unfinished Business, as the matter no longer meets the criteria for closed session and may be discussed in open session.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Ward-Russell** and **SECONDED** by **Councillor Elderkin** THAT Council request the addition of a Closed Session item under the Local Governance Act, Section 68(1)(j) – Labour and Employment.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Land** and **SECONDED** by **Councillor Elderkin** 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 Coates** THAT the Minutes of the

Regular Council Meeting held April 7, 2026, be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Jonah SECONDED** by **Councillor Ward-Russell** THAT the Minutes of the Special Council Meeting held April 13, 2026, 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 April 21, 2026, be approved.

**MOTION CARRIED** (unanimously)

### CONSENT AGENDA

None

### PUBIC AND ADMINISTRATIVE PRESENTATIONS

Mr. James Wilson registered for a 5-minute presentation: Topic – Resident Concerns

Mr. Wilson advised that, while canvassing Ward 3 as part of his campaign, he spoke with numerous residents regarding community concerns. Issues raised included drainage problems at the bottom of Fairview Avenue, where water is reportedly backing onto private property due to inadequate ditching and culverts; speeding concerns and lack of police enforcement south of Hillsborough; trees obstructing sightlines near Fairview Avenue and the school parking lot exit; concerns regarding staff workload and morale since amalgamation; vehicles failing to stop at the Fairview Avenue stop sign; clarification on whether Fairview Avenue is a municipal road and whether there are long-term plans for repairs; and a drainage/runoff issue on a resident's driveway in Surrey, where reshaping with cold patch was requested to improve water flow toward the drain.

Council thanked the presenter for the information provided and discussed potential follow-up on the concerns raised. It was noted that Administration and Public Works could review the matters and determine what actions, if any, may be appropriate. **Councillor Land** advised that only a portion of Fairview Avenue falls within municipal boundaries, while the section beyond the top of the hill falls under provincial jurisdiction and changes from Fairview Avenue to Fairview Road.

### REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

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

**EMO Committee** – **Councillor Coates** advised that the Village of Fundy Albert falls within Zone 6 and noted that a new Regional Emergency Management Coordinator, Julie, has recently been appointed and is based out of Fredericton.

**Recreation Committee** – **Councillor Jonah** advised that there is nothing to report.

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

### Pool Repairs

Mr. Barrett provided an update regarding repairs to the pool, advising that the municipality has been approved for the \$20,000 RDC grant for the project. It was further noted that the painting and sandblasting quotes are estimates only, as additional repair work may be identified once the existing material is stripped. One additional quote is still expected.

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Land** **THAT** Council approve the quotation from Waterworks Pools & Spas in the amount of \$21,525 plus HST to complete the pool floor drain repairs, as it represents the most cost-effective compliant solution; Approve the completion of sandblasting, resealing, and repainting of the pool basin, with the work to be awarded to the contractor offering the best value for money and compliance with requirements, with Moncton Sandblasting currently estimated at approximately \$17,000 plus HST;

The RDC CIF Grant has now been approved, after discussion with RDC they have allowed us to adjust the application to include both tasks and there is not a requirement for additional funding at this time.

Authorize the Chief Administrative Officer (CAO) to approve and execute all expenditures related to the pool repairs within the approved budget.

### **Questions:**

**Councillor Land** asked for a timeline; Mr. Barrett advised that discussions with contractors indicated the work is expected to be completed by July 1. It was further noted that the primary concern identified by contractors is not the number of paint layers present, but rather the condition of the material underneath once stripping begins.

**MOTION CARRIED** (unanimously)

### Arena Pressure Relief Valves

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Ward-Russell** **THAT** Council authorize Administration to proceed with the replacement of the pressure relief valves at the Hillsborough Arena, to be funded from the 2026 Skating Rinks & Arenas: Other (2.7.1.5.9) budget line, and to engage Black & McDonald to complete the work in the quoted amount of \$3,980.00 plus HST.

**MOTION CARRIED** (unanimously)

[Community Wildfire Resiliency Plan](#)

**IT WAS MOVED** by **Councillor Jonah** **SECONDED** by **Councillor Elderkin** THAT Council adopt the Community Wildfire Resiliency Plan (CWRP) for the Village of Fundy Albert, as presented.

**MOTION CARRIED** (unanimously)

**REPORTS FROM ADMINISTRATION**

[Gifting Agreement](#)

**IT WAS MOVED** by **Councillor Ward-Russell** **SECONDED** by **Councillor Land** THAT Council authorize the Mayor and Clerk to execute the Gifting Agreement with the Department of Natural Resources for the provision of wildfire response equipment, as presented.

**MOTION CARRIED** (unanimously)

[CAO Report](#)

Mr. Wallace provided updates on several ongoing municipal initiatives, including the development of major policies related to asset management, fire services, human resources, and water systems, noting that draft versions are expected to be reviewed by the new Council in June or early July.

An update was also provided on the Alma water project, advising that approvals from the Department of Health are still pending following discussions with the Department of Environment and Environment and Local Government. Administration indicated that, once approvals are received and minor physical work is completed, the system should be ready to proceed. Concerns were raised regarding water supply stability during the tourism season, turbidity issues with one of the new wells, and the potential need for future treatment options such as nano-filtration. Administration advised that current water consumption has significantly decreased following leak repairs and expressed confidence that the system can sustain operations through the summer while additional monitoring and data collection continue. Council also discussed the importance of communication with Alma residents regarding the status of the water system, with a suggestion that a public meeting be held to provide updates and timelines directly to residents rather than relying solely on social media.

Questions were raised regarding the upcoming renewal of the Hillsborough Fire Department Chief position and whether an election or competition would proceed if the new fire services plan is not finalized. Administration advised the matter would be discussed further at an upcoming meeting.

Administration further advised that discussions had taken place with a potential sister municipality interested in collaborating with Fundy Albert on best practices, heritage and cultural initiatives, and tourism promotion, with further meetings anticipated following the election.

Updates were also provided regarding the municipal audits, noting that a new auditor has been

engaged and audit files for 2024 have largely been transferred, with draft financial statements anticipated later in the summer. Council emphasized the importance of completing the outstanding audits prior to the next budget cycle.

Finally, Administration advised that renovations to the municipal office are nearing completion, with remaining work involving audiovisual components and furniture installation. Discussion also took place regarding relocating or replacing a heat pump unit within the building, with Council noting a larger unit would be needed for the visitor information centre.

### Lease Renewal

**IT WAS MOVED** by *Councillor Land* **SECONDED** by *Councillor Elderkin* THAT Council approve the renewal of the lease agreement between His Majesty the King in Right of the Province of New Brunswick, as represented by the Minister of Transportation and Infrastructure, and the Village of Fundy Albert for lands identified as PID #00617589, utilized as the White Rock Recreational Area, for a term of ten (10) years commencing May 1, 2026 and terminating April 30, 2036, in accordance with the terms and conditions set out in the lease agreement;

**BE IT FURTHER RESOLVED THAT** this renewal represents the first of two additional renewal options available under the lease agreement.

**MOTION CARRIED** (unanimously)

### UNFINISHED BUSINESS

#### EXP Invoice

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

**THAT WHEREAS** Administration was unable to accommodate Invoice No. 925547 for the engineering component of the warranty work associated with the Riverside-Albert Water Treatment Plant Upgrades within the approved operating budget;

**WHEREAS** Administration has recommended reallocating funds in the total amount of \$4,668.86 from the budget line "Transfer to Capital" to the following budget lines to fund this unbudgeted engineering expense:

- 2.4.1.2.9 Purification & Treatment: Other – \$4,477.00; and
- 2.4.1.1.9 Water Supply, Administration: Other – \$191.86;

**AND WHEREAS** Council concurs with Administration's recommendation;

**BE IT RESOLVED** that Council authorizes Administration to process payment of Invoice No. 925547 and to complete the associated budget adjustments as outlined above.

**MOTION CARRIED** (unanimously).

**BY-LAWS**

[By-Law 26-WAP-069-FA-3 – Third Reading](#)

**IT WAS MOVED** by *Councillor Coates* **SECONDED** by *Councillor Land* THAT Council give third and final reading by title only to By-Law number 26-WAP-069-FA-3, A By-Law to Amend Ministerial Regulation 21-WAP-069-00.

**MOTION CARRIED** (unanimously)

**RESOLUTION OF THE COUNCIL ESTABLISHED  
UNDER ARTICLE 59 OF THE COMMUNITY PLANNING ACT**

**IT WAS MOVED** by *Councillor Land* **SECONDED** by *Councillor Jonah*

**IT IS RESOLVED THAT:**

**CONSIDERING THAT** Birch Hill Construction Ltd. has made an application to rezone the property bearing PID 05036462 to the IRD Zone – Intensive Resource Development Zone to allow the establishment of a rock quarry incorporating a crusher.

**AND CONSIDERING THAT** the Council has approved this request subject to conditions;

1. Notwithstanding any other provisions to the contrary, the lands, buildings and structures developed on the aforementioned property are subject to the following terms and conditions:
  - a. That the permitted uses be limited to a quarry.
  - b. Approval to Operate under the Rock Quarry Siting Standards must be obtained from the Department of Environment and Local Government (DELG) prior to a development permit being issued.
  - c. That a Watercourse and Wetland Alteration (WAWA) Permit be obtained for any road upgrades/modifications within 30 meters of identified watercourses and wetlands.
  - d. That any sightline or traffic impact studies, permits, in addition to any other approvals or requirements deemed necessary by the Department of Transportation and Infrastructure will be conducted, obtained, or satisfied prior to the issuance of a development permit for a quarry.

**MOTION CARRIED** (unanimously)

## MAYOR AND COUNCILLOR STATEMENTS

**Councillor Ward-Russell** emphasized the importance of developing a formal policy respecting rezonings and public notification processes, noting concerns that the current notification radius may not be sufficient for a rural municipality. It was suggested that Council review notification distances to better reflect the geographic nature of the community.

**Councillor Ward-Russell** delivered closing remarks marking their final Council meeting of the term, expressing appreciation for the opportunity to serve and acknowledging fellow Council members, Administration, and municipal staff for their contributions and support. **Councillor Ward-Russell** highlighted the importance of maintaining strong relationships with the Department of Transportation and Infrastructure (DTI), continued advocacy for rural residents, openness and communication with residents, ongoing collaboration with Environment and Local Government (ELG) on Lower Coverdale and the potential dry hydrant project, completion of the Fundy Albert Rural Plan with resident input, and the need for clear long-term tax rate governance and financial planning. **Councillor Ward-Russell** concluded by expressing hope that the incoming Council would continue to focus on transparency, communication, and delivering results for residents.

**Councillor Elderkin** advised she attended the Fire Department pancake breakfast fundraiser in Alma and noted the event was well attended and successful.

**Councillor Elderkin** advised that there is an upcoming community potluck and get-acquainted event being organized by the Riverside-Albert Recreation Centre Division of the Fundy Albert Recreation Council, with additional details available through the Recreation Council.

**Councillor Elderkin** expressed appreciation to the volunteers, organizations, Council members, and Administration staff who assisted with the recent Volunteer Appreciation event, specifically acknowledging the contributions of Kim Beers and Jillian Hutchinson for their assistance with event setup and preparations.

**Councillor Elderkin** extended best wishes to Treasurer Jillian Hutchinson as she prepares to leave her position, acknowledging her dedication and service to Fundy Albert over the past several years.

**Councillor Coates** expressed appreciation to current and former Council members and Mayors who have served Fundy Albert and its predecessor communities over the years. **Councillor Coates** also expressed hope that returning members of Council would assist in guiding and supporting newly elected members.

**Councillor Jonah** inquired about the removal of remaining "February Frolic" banners located on Main Street, with Administration advising that safety considerations had delayed the work, but that removal was expected to begin in the coming weeks.

**Councillor Jonah** delivered closing remarks reflecting on the past three and a half years of Council service, describing the experience as both challenging and rewarding. Appreciation was expressed to fellow Council members, former Council members, former Mayor Bob Rochon, former CAO Hannah Downey, CAO Linda Sabourin, and other individuals who contributed throughout the municipality's transition and growth since amalgamation. **Councillor Jonah** noted they would not be seeking re-election and wished all candidates and future Council members success moving forward, while expressing confidence in the municipality's continued progress.

**Councillor Land** requested an update on the timelines related to the Hillsborough water wells project and associated road access work. Administration advised that the route has now been marked out and, pending final approvals, clearing work is expected to begin shortly. It was noted that some work will be completed in-house to help reduce costs, while specialized contracted work will still be required for drilling activities and material installation. Administration indicated that the anticipated timeline is to have work substantially completed by August, with well testing to follow later in the year.

**Councillor Land** delivered closing remarks reflecting on approximately 13 years of municipal service with both the former Village of Hillsborough and the Village of Fundy Albert. **Councillor Land** acknowledged the complexity of municipal governance, thanked residents and fellow Council members, wished all candidates well in the upcoming election, and expressed hope that the incoming Council would continue to move the municipality forward in the best interests of the community.

**Mayor Campbell** advised that he had attended several recent community events, including the Alma Fire Department breakfast and the Volunteer Appreciation event, noting the strong community participation and expressing appreciation for the many volunteers throughout Fundy Albert who contribute significant time and effort to local organizations and initiatives.

**Mayor Campbell** reflected on their term in office, acknowledging both the challenges and accomplishments experienced over the past year. Appreciation was expressed to fellow Council members for their ability to work through differing opinions respectfully and continue moving the municipality forward collaboratively.

**Mayor Campbell** highlighted the importance of continuing to build a unified Fundy Albert community made up of several smaller communities working together. Reference was also made to positive discussions at a recent Lower Coverdale "Meet the Candidates" event regarding strengthening connections within Fundy Albert.

In closing, **Mayor Campbell** extended best wishes to Treasurer Jillian Hutchinson and thanked her for her service and contributions to the municipality.

**NOTICES OF MOTION AND RESOLUTIONS**

None

**PUBLIC STATEMENTS**

Mr. Peter Jubb addressed Council and expressed appreciation for the work undertaken by Council members and Administration, noting that much of the effort involved in municipal governance occurs behind the scenes and often goes unnoticed by the public. Mr. Jubb acknowledged the time and dedication required to serve the community and thanked Council for their continued efforts on behalf of Fundy Albert residents.

Mr. James Wilson advised he attended a consultation meeting regarding a proposal by a local couple to establish a youth drop-in centre near the Hillsborough Elementary school and advised that additional public consultation meetings are planned as the project moves forward.

**Councillor Land** thanked Ms. Heather Cail, Water Operator for her commitment to Fundy Albert.

**Councillor Coates** expressed appreciation to Kim Beers for her dedication and support throughout the past three and a half years, noting her continued commitment and willingness to assist whenever needed.

**CLOSED SESSION**

**IT WAS MOVED** by **Councillor Ward-Russell** and **SECONDED** by **Councillor Land** that Council have an in-camera session at 6:51 pm.

**MOTION CARRIED (unanimously).**

Mr. Sean Wallace exited the meeting.

Local Governance Act 68 (1)(j) Labour and Employment

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Ward-Russell** to return to the regular session at 7:17 pm.

**MOTION CARRIED (unanimously).**

**ADJOURNMENT**

Moved by **Councillor Ward-Russell** to adjourn at 7:17 pm.

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Mayor

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Clerk

