

1. **Call to Order**
2. **Adoption of Agenda**
3. **Conflict of Interest Declarations**
4. **Adoption of Minutes**
 - a. July 7, 2026 – Regular Council Meeting
 - b. July 21, 2026 – Committee of the Whole
 - c. July 21, 2026 – Special Council Meeting
 - d. August 12, 2026 – Special Council Meeting
5. **Consent Agenda**
 - a. Banking Signatory
 - b. Hillsborough Winter Maintenance Contract Renewal
 - c. Riverside-Albert Water Reservoir Access Easements
 - d. Hillsborough Water Exploration – Well Pad Construction
6. **Public and Administrative Presentations**
 - a. Connecting Albert County Coordinator Melody Land
 - b. Fundy Albert Public Library Board Chair Melody Land
7. **Reports and Recommendations from Committee and Private Meetings**
 - a. Riverside Modelers Association Lease Agreement Renewal
 - b. Economic Development Committee
 - c. Recreation Committee
 - d. EMO Committee
8. **Reports from Administration**
9. **Unfinished Business**
10. **By-Laws**
 - a. Water and Wastewater By-Law
11. **Mayor and Council Statement and Inquiries**
12. **Public Statements and Inquiries**
13. **Notices of Motion and Resolutions**
14. **Closed Session**
 - a. Local Governance Act 68 (1)(d) the proposed or pending acquisition or disposition of

land.

b. Local Governance Act 68 (1) (c) information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract.

c. Local Governance Act 68 (1) (j) labour and employment matters, including the negotiation of collective agreements.

15. Adjournment

Present: Mayor Campbell
Councillor Lackey
Councillor Cooke
Councillor Reid
Councillor Davis
Councillor Phillips

Absent: Councillor Elderkin

Staff Present: Kim Beers – Director, Legislative Services
Ian Barrett – Director, Operations
Krista Ronalds – Acting Treasurer

CALL TO ORDER

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

ADOPTION OF AGENDA

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Cooke** **THAT** the agenda be adopted.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None.

ADOPTION OF THE MINUTES

IT WAS MOVED by **Councillor Lackey** **SECONDED** by **Councillor Reid** **THAT** the Minutes of the Oath of Office Ceremony held June 2, 2026, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Cooke** **SECONDED** by **Councillor Lackey** **THAT** the Minutes of the Special Council Meeting held June 2, 2026, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Lackey** **SECONDED** by **Councillor Phillips** **THAT** the Minutes of the Special Council Meeting held June 8, 2026, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Phillips* **SECONDED** by *Councillor Cooke* **THAT** the Minutes of the Committee of the Whole Meeting held June 16, 2026, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by *Councillor Cooke* **SECONDED** by *Councillor Davis* **THAT** the Minutes of the Special Council Meeting held June 16 2026, be approved.

MOTION CARRIED (unanimously)

CONSENT AGENDA

IT WAS MOVED by *Councillor Davis* and **SECONDED** by *Councillor Cooke* **THAT** Council approved the consent agenda of July 7, 2026.

MOTION CARRIED (unanimously)

i. By-Law Enforcement Officer Appointment

WHEREAS Council has adopted various By-Laws;

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

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

Jason Turcotte

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

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

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

ii. Circular Materials

THAT Council authorize the Clerk and Mayor to execute Amending Agreement #1 with Circular Materials Atlantic, extending the Statement of Work for curbside collection services to December 31, 2027, and further authorize the Mayor and Clerk to execute any documents necessary to give effect to this resolution.

PUBIC AND ADMINISTRATIVE PRESENTATIONS

None

REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

None

REPORTS FROM ADMINISTRATION

Committee of Council Appointments

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Lackey** THAT Council appoint the following members to the Emergency Measures Committee for the current term of Council:

Chair: **Councillor Phillips**
Vice-Chair: **Councillor Davis**

AND FURTHER THAT Council appoint the following members to the Recreation Committee for a term of 2 years per the terms of reference:

Chair: **Councillor Elderkin**
Vice-Chair: **Councillor Cooke**

AND FURTHER THAT Council appoint the following members to the Economic Development Committee for a term of 2 years per the terms of reference:

Chair: **Councillor Lackey**
Vice-Chair: **Councillor Davis**

MOTION CARRIED (unanimously)

Hillsborough Library Liaison

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Davis** THAT Council appoint **Councillor Davis** as the Municipality of Fundy Albert's Council Liaison to the Hillsborough Public Library for the remainder of the current Council term.

MOTION CARRIED (unanimously)

Heritage Hillsborough

IT WAS MOVED by **Councillor Cooke** and Seconded by **Councillor Phillips** THAT Council appoint **Councillor Reid** as the Municipality of Fundy Albert's Council Liaison to the Heritage Hillsborough board for the remainder of the current Council term.

MOTION CARRIED (unanimously)

Hillsborough Fire Dept

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Reid** THAT Council appoint **Councillor Cooke** as the Municipality of Fundy Albert's Council Liaison to the Hillsborough Volunteer Fire Dept. for the remainder of the current Council term.

MOTION CARRIED (unanimously)

Riverside Albert Fire Dept.

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Phillips** THAT Council appoint **Councillor Elderkin** as the Municipality of Fundy Albert's Council Liaison to the Riverside Albert Volunteer Fire Dept. for the remainder of the current Council term.

MOTION CARRIED (unanimously)

Alma Fire Dept.

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Reid** THAT Council appoint **Councillor Lackey** as the Municipality of Fundy Albert's Council Liaison to the Alma Volunteer Fire Dept. for the remainder of the current Council term.

MOTION CARRIED (unanimously)

Asset Management Policy

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Phillips** THAT Whereas municipal assets represent a significant public investment and are essential to the delivery of reliable and sustainable municipal services;

And whereas a formal asset management approach will support evidence-based decision-making, long-term financial planning, lifecycle management, risk reduction, and future infrastructure funding applications;

Therefore, be it resolved that Council:

1. Adopt the Municipality of Fundy Albert Asset Management Policy, as presented;

2. Endorse the phased development and implementation of a comprehensive Asset Management Framework, including asset-specific management guides, condition assessments, lifecycle planning, risk analysis, service-level reviews, and long-term financial forecasting.

MOTION CARRIED (unanimously)

Asset Retirement Obligations

IT WAS MOVED by *Councillor Cooke* and **SECONDED** by *Councillor Lackey* THAT

Whereas the Municipality is required to identify, assess, and value its Asset Retirement Obligations to support accurate and compliant financial reporting;

And whereas the submitted proposals have been reviewed based on cost, methodology, deliverables, documentation, treatment of data gaps and uncertainties, and the level of follow-up support available;

And whereas Dillon Consulting's proposal is considered to provide the best overall value to the Municipality;

Therefore, be it resolved that Council:

1. Award the Asset Retirement Obligation assessment and valuation assignment to Dillon Consulting at a cost of \$27,000, excluding applicable taxes;
2. Authorize Administration to finalize the scope of work and execute the necessary agreement with Dillon Consulting; and
3. Approve the project expenditure to be funded from the Operating Reserve

MOTION CARRIED (unanimously)

Capacity Analysis Study

IT WAS MOVED by *Councillor Cooke* and **SECONDED** by *Councillor Reid* THAT

Whereas Council previously allocated approximately \$189,500 from the Canada Community-Building Fund to complete a Water and Wastewater Capacity Analysis for the Municipality's three water systems and three wastewater systems;

And whereas the revised Englobe proposal has been identified as the lowest-cost compliant option and as providing the highest overall value for money, with additional targeted analysis required to address the proposed Young Street development and other potential development and servicing questions;

Therefore, be it resolved that Council:

1. Award the Water and Wastewater Capacity Analysis to Englobe at a cost of \$99,750 plus HST;
2. Approve a 15% project contingency of up to \$14,962.50 Plus HST for additional modelling, field investigation, engineering analysis, or other targeted work required to address specific development-capacity and servicing questions;
3. Approve a total authorized project value of up to \$114,712.50, excluding applicable taxes, funded from the Canada Community-Building Fund allocation previously approved for the project; and
4. Authorize Administration to finalize the scope of work and execute the necessary agreement with Englobe, with any use of the contingency subject to the Municipality's applicable purchasing and financial approval authorities.

Questions:

Council discussed the proposed expansion of the Young Street capacity analysis from an estimated \$3,500 for a standalone study to \$15,000. A Councillor sought clarification on whether the increased cost was justified and whether the expanded scope would provide long-term value.

Administration explained that the original estimate was limited to the Young Street area, whereas the revised proposal would address approximately eight additional development-related questions across the municipality, including other known or proposed housing developments and fire flow considerations.

Council also discussed whether the study could be structured to benefit future development applications, reducing the need for developers to commission separate studies. Administration advised that the intent is to work with Englobe to define a scope that not only addresses current development questions but also provides a broader understanding of the municipality's infrastructure capacity and identifies key considerations for future growth. The expanded study is expected to provide both immediate and long-term planning value by identifying areas suitable for development and the infrastructure factors that will need to be considered as future projects arise.

MOTION CARRIED (unanimously)

UNFINISHED BUSINESS

Young Street

Council discussed the proposed Young Street development and the need to complete a water

and wastewater capacity analysis before proceeding with the rezoning application. Administration advised that while the proposed 52-unit development is supported in principle, Plan360 advised that the municipality must confirm there is sufficient servicing capacity prior to the rezoning. Proceeding without this information could expose the Municipality to potential legal and financial risks if the development were approved but the infrastructure was later found to be inadequate.

Members discussed the potential impact of delaying the project on the developer's construction schedule and questioned whether rezoning could proceed with conditions tied to the results of the capacity study. Administration explained that although this may be possible, it would require carefully drafted legal conditions to fully protect the Municipality from future liability.

Council emphasized the importance of completing the capacity analysis as quickly as possible to avoid unnecessary delays. Administration committed to contacting Englobe immediately to expedite the study, obtaining additional guidance from Plan360 regarding timelines and procedural requirements, and reporting back to Council. Council reiterated its support for the proposed development while recognizing its responsibility to ensure adequate municipal water and wastewater capacity and to mitigate risks before proceeding.

BY-LAWS

Water and Wastewater By-Law

MAYOR AND COUNCILLOR STATEMENTS

Councillor Phillips had nothing to report.

Councillor Davis congratulated everyone involved in organizing the Canada Day celebrations throughout Fundy Albert, noting that the events were a great success and well attended. She also acknowledged that postponing the fireworks due to safety concerns was the appropriate decision and reminded everyone that the fireworks have been postponed, not cancelled.

Councillor Davis expressed appreciation to the community organizations, volunteers, and residents who helped make the celebrations a success and thanked them for their efforts in creating enjoyable events across the municipality.

Councillor Lackey commended the Municipality for its decision to postpone the Canada Day fireworks, noting that it was a prudent decision in light of recent events elsewhere in the province. **Councillor Lackey** recognized Council's commitment to effective risk management and thanked everyone involved for putting public safety first.

Councillor Reid reported attending Canada Day celebrations throughout Fundy Albert, beginning in Alma and travelling through the municipality. **Councillor Reid** remarked that it was encouraging to see strong attendance and community participation at events in each community and thanked everyone involved in making the celebrations a success.

Councillor Cooke commented that postponing the fireworks was the right decision, particularly after seeing the impact of the fires in Moncton. **Councillor Cooke** also noted there was an email regarding the fireworks that would be discussed at the committee of the whole meeting.

Mayor Campbell reported attending meetings of the Southeast Regional Service Commission, along with several smaller local meetings. He noted that Canada Day celebrations were very successful and thanked the councillors who participated in the cake-cutting ceremony and delivered cake to residents. **Mayor Campbell** also advised that he, the MLA, and members of Council visited Vaughn Snider to celebrate his 87th birthday, recognizing his many contributions to the community. He noted that the visit was well received and expressed appreciation for the opportunity to acknowledge this milestone.

PUBLIC STATEMENTS

None

NOTICES OF MOTION AND RESOLUTIONS

Councillor Davis

IT WAS MOVED by **Councillor Davis** **THAT** the council of Fundy Albert accept the invitation of Monton Pride parade organizers and allow any interested counselors or staff to utilize the Fundy Albert logo and/or any existing or donated banners or signs as part of an official contingent participating in their pride parade and celebrations

Mayor Campbell called three times for a seconder. As no seconder was received, the motion was not considered.

Mr. Michael Land, a member of the gallery, addressed Council and expressed his disappointment with Council regarding the matter discussed

CLOSED SESSION

IT WAS MOVED by **Councillor Lacey** and **SECONDED** by **Councillor Cooke** that Council have an in-camera session at 6:40 pm.

MOTION CARRIED (unanimously).

- a. Local Governance Act 68 (1)(c) information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract.
- b. Local Governance Act 68 (1)(j) labour and employment matters, including the negotiation of collective agreements.
- c. Local Governance Act 68 (1) (b) personal information as defined in the *Right to*

Information and Protection of Privacy Act,

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Phillips** to return to the regular session at 7:32 pm.

MOTION CARRIED (unanimously).

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Cooke** THAT Council authorizes the expenditure of \$31,000 + HST to MacLean Construction to undertake the demolition and clean up of the property of PID 00624858 to bring the property into by-law compliance, upon completions of the provincial registration or the notice to comply with the province and further authorize administration to take all necessary steps to recover the costs in accordance with applicable legislation.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Cooke** and **SECONDED** by **Councillor Phillips** THAT Council approve the proposal from e6 Management Consulting LP for Fractional Financial Controller services from July 1 to December 31, 2026, and approve the reallocation of \$23,872 from the Fire Chief personnel budget and \$14,927.91 from the Clerk personnel budget to the Accounting – Other budget line item to fund the engagement.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Reid** and **SECONDED** by **Councillor Lackey** THAT Council approve the creation of the Accounting and Assistant Clerk position and authorize Administration to recruit and fill the position, with funding for the remainder of 2026 to be accommodated within the approved Clerk personnel budget through available salary savings.

MOTION CARRIED (unanimously)

ADJOURNMENT

Moved by **Councillor Phillips** to adjourn at 7:35pm.

Mayor

Clerk

Present: Deputy Mayor Elderkin
Councillor Lackey
Councillor Cooke
Councillor Reid
Councillor Davis
Councillor Phillips

Absent: Mayor Campbell

Staff Present Kim Beers – Director, Legislative Services/Clerk
Ian Barrett – Director, Operations
Krista Ronald – Acting Treasurer

CALL TO ORDER

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

Deputy Mayor Elderkin reminded Council to use the new microphone system by pressing the microphone button before speaking to ensure comments are recorded properly. Members of the public were also reminded to use the podium when addressing Council so their remarks are captured. The ***Deputy Mayor*** asked residents watching on YouTube for patience as Council adjusts to the new meeting technology.

ADOPTION OF AGENDA

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

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None declared.

PUBLIC PRESENTATIONS

None

INFORMATION ITEMS

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

NBSPCA Quarterly Report

Fire Dept Quarterly Reports:

- [Alma](#),
- [Hillsborough](#),
- Riverside-Albert (Fire Chief Osmond will share the report once completed)
- [Riverview](#)

[Maritime By-Law Enforcement Services](#)

[Plan 360 – June Development Report](#)

Councillor Lackey asked whether the reporting forms used by the Municipality's three fire departments could be standardized to make comparisons easier. It was explained that, while each department uses a different format, they all collect the same information. Standardizing the reports would require additional administrative work to re-enter the data, so the current practice remains that each department submits its own report format.

COUNCIL DIRECTION REQUESTS

[Banking Signatory](#)

A report was presented requesting Council's approval to add the Clerk as an authorized banking signatory. The change is intended to ensure business continuity by providing a backup signing authority for the Acting Treasurer and is strictly an administrative update that does not alter the Municipality's existing financial controls or approval processes.

Councillor Lackey asked whether there was any difference between having the CAO or the Clerk serve as the authorized banking signatory. It was confirmed that there is no difference.

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Reid** **THAT** the bank signatory be added to the consent agenda at the next regular meeting.

MOTION CARRIED (unanimously)

[Hillsborough Winter Maintenance Contract Renewal](#)

A Council Report Form was presented regarding the Hillsborough winter maintenance contract. Brunswick Limestone, which has provided the service for the past three years, submitted a proposal to continue the contract at the same annual rate as the previous three years. The proposed cost is within the approved budget, and staff recommended renewing the contract with Brunswick Limestone for the upcoming winter season.

Council confirmed that Brunswick Limestone has been reliable and has received positive feedback for its winter maintenance services. **Councillor Lackey** suggested beginning the procurement process earlier for future contracts to allow sufficient time to obtain multiple quotes and ensure transparency. Staff agreed and noted that the upcoming Alma winter maintenance contract would also be reviewed in advance. Council also discussed the terms of the existing Hillsborough contract, noting that the contractor has an option to negotiate additional years under the agreement. It was acknowledged that legal clarification may be needed to determine how this provision affects the procurement process. There was general agreement to move the contract renewal to the consent agenda.

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Phillips** **THAT** the Hillsborough Winter Maintenance Contract Renewal be added to the consent agenda at the next regular meeting.

MOTION CARRIED (unanimously)

Riverside-Albert Water Reservoir Access Easements

A Council Report Form was presented seeking approval to secure permanent legal access to the raw water reservoirs in Riverside-Albert through easement agreements. Staff advised that W.H. Forestry has agreed to sign an easement, while the Nature Conservancy has indicated its support but is awaiting a survey of the proposed easement before signing. Administration recommended that Council authorize execution of the W.H. Forestry easement and continue pursuing the Nature Conservancy agreement, provided there are no significant changes to the terms presented to Council.

Councillor Lackey sought clarification on the cost-benefit of completing the required survey to obtain legal easements for access to the Riverside-Albert raw water reservoirs. Staff explained that approximately \$60,000 in CCBF funding is available for road improvements, but legal access is a prerequisite to accessing those funds. Without the easements, the Municipality would not be eligible for the funding. Staff advised that one additional landowner remains in negotiations and, once all required easements are secured, the Municipality will have permanent legal access to the reservoirs.

IT WAS MOVED by **Councillor Reid** and **SECONDED** by **Councillor Phillips** **THAT** the Riverside-Albert Water Reservoir Access Easement be added to the consent agenda at the next regular meeting.

MOTION CARRIED (unanimously)

Hillsborough Water Exploration – Well Pad Construction

A Council Report Form was presented regarding the construction of well pads and road improvements for the Hillsborough water exploration project. Staff advised that the Municipality

has already completed preliminary site preparation, including clearing and levelling the area, and the next phase requires construction of the well pads to allow exploratory drilling to proceed. Requests for quotations were issued to local contractors, with three responses received. Brunswick Limestone submitted the lowest bid by a significant margin and confirmed that its quote includes all work outlined in the RFQ. Staff recommended awarding the contract to Brunswick Limestone.

Councillor Lackey questioned the significant difference between Brunswick Limestone's bid and the other submitted quotes. Staff explained that some price difference was expected because Brunswick Limestone is located closest to the project site, reducing hauling costs. While the gap was larger than anticipated, staff confirmed they had discussed the bid with Brunswick Limestone, which advised that it was offering a competitive price and was not expecting to make a significant profit on the project.

IT WAS MOVED by **Councillor Davis** and **SECONDED** by **Councillor Phillips** **THAT** the Hillsborough Water Exploration – Well Pad Construction be added to the consent agenda at the next regular meeting.

MOTION CARRIED (unanimously)

Hillsborough WWTP Outfall Repair

A Council Report Form was presented regarding urgent repairs to the Hillsborough Wastewater Treatment Plant outfall pipes. Staff explained that erosion has caused the discharge pipes to become detached from their supports, creating a risk of damage and river water backflow into the wastewater system. Initial repair estimates ranged from \$40,000 to \$60,000; however, after a two-month tender process, only one proposal was received from Jasco Construction for approximately \$170,000. Staff advised that the contractor believes the cost can be reduced significantly through further analysis and more accurate subcontractor pricing. To fund the work, administration recommended reallocating \$150,000 from the Capital Renewal Fund originally designated for the Fundy View Drive culvert replacement in Alma, as that project is not urgent, while exploring future grant opportunities to support the culvert project. Staff also recommended continuing to work with Jasco Construction to develop the most cost-effective repair solution.

ADMINISTRATION REPORTS

Refer to the following reports:

Director, Legislative Services

Administration provided an update on the 2024 audit, advising that the audit is progressing as planned. The audit team is currently reviewing capital assets and is expected to begin sample

testing this week. No concerns have been identified to date, and administration will continue to support the auditors and keep Council informed of any significant developments.

Director of Operations

Administration highlighted the positive performance of the Municipality's summer students. Special recognition was given to the lifeguards, who have received positive feedback from pool patrons for their professionalism and service. The two Public Works students and the Visitor Information Centre student were also commended for their hard work and contributions throughout the summer.

Council discussed several operational matters arising from the Director of Operations report. Members highlighted the need to improve the public washrooms at the municipal building during the busy summer season, including exploring the installation of hand dryers and increasing cleaning frequency. Staff advised that quotes are being obtained and discussions are underway to provide additional daily washroom checks.

Council also supported having staff work with community volunteers to develop a shared maintenance plan for the gazebo gardens. Updates were provided on ditch mowing, with work already underway and additional mowing planned for Water Street in Riverside-Albert. Staff also noted they are exploring the use of a contractor with specialized equipment and may consider purchasing a boom mower in a future budget.

Staff confirmed that no new updates were available on the Ward 6 lagoon project but expected further information following an upcoming meeting with the project consultant.

Council also expressed appreciation that the 2024 audit is progressing well and hoped both the 2024 and 2025 audits could be completed before the next budget cycle.

Treasurer Report

Administration reported that the Municipality's finances are tracking as expected. During the past month, the Municipality received FireSmart funding as well as debenture proceeds for the Riverside-Albert fire truck and water system projects. Overall, financial operations are progressing as planned, with no issues identified.

Council clarified that the recent debenture funding related to financing previously approved projects, not the purchase of a new fire truck. A councillor questioned several unspent utility budget line items, and staff explained that many planned maintenance activities, including water tank cleaning, lift station servicing, vegetation control, raw water reservoir maintenance, and the purchase of a chlorine analyzer are scheduled for later in the year or are awaiting invoices. Staff also noted that some Hillsborough wastewater maintenance has been deferred pending decisions on the wastewater treatment plant repairs. Administration emphasized its commitment

to completing planned work while ensuring utility rates remain appropriate and avoiding unnecessary surpluses.

MAYOR AND COUNCILLOR STATEMENTS AND INQUIRIES

Councillor Reid thanked Ian and his team for supporting the development of a new co-ed softball league in Hillsborough, noting that approximately 105 people have expressed interest in participating. The group is willing to assist with field maintenance and hopes to develop youth baseball programs through volunteer support.

Councillor Reid also raised two community concerns identified through discussions with residents: improving traffic safety at the intersection of Pleasant and Central Streets by exploring the possibility of a three-way stop, and addressing overnight camping, littering, and illegal dumping at Gray's Island. Staff advised that the camping and dumping concerns should be reviewed with the appropriate landowners, including the Department of Natural Resources, before considering signage or enforcement measure

Councillor Cooke commended staff for their work supporting recent Homecoming Days activities, including the ball hockey, kite flying, and LEGO events. Concerns were raised about the condition of the public washrooms near the playground during the busy summer season. Councillor Cooke also provided an update on discussions regarding the marsh trails and offered to assist in communicating with landowners to help move the project forward. Finally, concerns were raised about the condition of Fairview Avenue, a provincial road, and its impact on snow removal operations. Staff advised that the issue could be included in the Municipality's submission to the Province identifying roads requiring attention and noted that any future weight restrictions would be the responsibility of the Department of Transportation and Infrastructure (DTI).

Councillor Phillips recognized the staff and volunteers at the Albert County Museum for their excellent work maintaining the museum and grounds. An update was also provided on the search for an Emergency Measures Coordinator, noting that Ian McCormack has expressed interest and would like additional information about the role. **Councillor Phillips** further advised that the White Birch Play Park group has begun obtaining quotes to move the project forward after being reminded that funding could be redirected if progress was not made.

Councillor Davis congratulated the Albert County Museum on its successful quilt show and thanked the organizers for preserving local history. Appreciation was also expressed to the organizers of Moncton Cares Color Fest celebration of diversity.

An update was provided on the Economic Development Committee, with recruitment of committee members underway. Council also sought clarification on advocacy and correspondence, confirming that communications with other levels of government on behalf of Council require Council approval, while routine contact with local businesses does not.

Councillor Davis thanked the Department of Transportation and Infrastructure (DTI) for an

informative meeting on road maintenance and committed to sharing that information with residents. Congratulations were extended to the 2026 Homecoming Prince and Princess, and appreciation was expressed to Public Works and pool staff for delivering a successful swimming lesson program. **Councillor Davis** also congratulated the organizers of Hillsborough Homecoming Days on another successful event.

Councillor Lackey thanked Ian and the Public Works team for their efforts in maintaining Alma during the busy tourist season, noting the significant increase in visitors and the positive appearance of the community.

Councillor Lackey proposed holding a ribbon-cutting ceremony to celebrate the completion of Phase 1 of the Alma Water System project, combined with a public information session led by Englobe to explain the upcoming Phase 2 work.

Finally, **Councillor Lackey** raised a pedestrian safety concern near Holy Whale, where vehicles are reportedly not slowing down for pedestrians at the crosswalk. A potential low-cost solution involving pedestrian crossing flags was identified, and the matter has been referred to the Department of Transportation and Infrastructure (DTI) to determine what measures are permitted on the provincial highway.

Deputy Mayor Elderkin reflected positively on recent community events, including Canada Day celebrations, the Albert County Museum quilt show, and the meeting with the Department of Transportation and Infrastructure (DTI). Appreciation was expressed for the Museum's efforts and for DTI's continued investment and collaboration on road projects throughout Fundy Albert. Residents were encouraged to participate in Hillsborough Homecoming Days festivities.

PUBLIC STATEMENTS AND INQUIRIES

Ms. Kathy Weir resident commented that the Council agenda package was informative and highlighted the many projects currently underway throughout Fundy Albert, including upcoming road paving work. The resident expressed appreciation for the government's investment in the Municipality and commended Council and staff for their work and the detailed information provided in the meeting materials.

CLOSED SESSION

IT WAS MOVED by **Councillor Phillips** and **SECONDED** by **Councillor Lackey** that Council have an in-camera session at 5:24 pm.

MOTION CARRIED (unanimously).

Local Governance Act 68 (1) (c) information that could cause financial loss of gain to a person or the local government or could jeopardize negotiations leading to an agreement.

Local Governance Act 68 (1) (d) the proposed or pending acquisition or disposition of land.

IT WAS MOVED by *Councillor Cooke* and **SECONDED** by *Councillor Phillips* to return to the regular session at 5:27 pm.

MOTION CARRIED (unanimously)

ADJOURNMENT

IT WAS MOVED by *Councillor Reid* **THAT** the meeting be adjourned at 5:27 pm.

Deputy Mayor

Clerk

Present: Deputy Mayor Elderkin
Councillor Lackey
Councillor Cooke
Councillor Davis
Councillor Phillips
Councillor Reid

Absent: Mayor Campbell

Staff Present Kim Beers, Director, Legislative Services/Clerk

CALL TO ORDER

Deputy Mayor Elderkin called the meeting to order at 5:30 pm.

ADOPTION OF AGENDA

IT WAS MOVED by *Councillor Lackey* and SECONDED by *Councillor Cooke* THAT the agenda be adopted.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None declared.

RIVERSIDE-ALBERT RECREATION CENTRE BALL FIELD BUNKER PROJECT

IT WAS MOVED by *Councillor Cooke* and SECONDED by *Councillor Phillips* THAT Council authorize Administration to submit an application to the Assumption Life – MAC – Goguen Champlain Community Fund for the Riverside-Albert Recreation Centre Ball Field Bunker Project and authorize the Mayor and Clerk to execute all documents necessary to support the application.

Questions on the Motion

Councillor Cooke advised this is a good for the community.

Councillor Lackey expressed concern about prioritizing improvements to the Riverside-Albert ball field when the Recreation Centre itself requires significant repairs, including the flooring and fire doors. He questioned whether a simpler, lower-cost solution, such as installing a fence to block the players' bench, would be more appropriate given the Municipality's limited resources. It was clarified that the available funding stream is specifically intended for projects like the ball field

improvements and is not eligible to fund Recreation Centre building repairs.

Deputy Mayor Elderkin noted that volunteers have been organizing weekly youth baseball activities on Tuesday evenings, resulting in strong community participation. The volunteers have been covering some program costs themselves and previously applied for a grant that was not eligible, leading them to pursue the current funding opportunity. **Deputy Mayor Elderkin** emphasized the importance of supporting the return of youth baseball and encouraged greater collaboration between communities, including shared recreation programs and participation across Fundy Albert.

Councillor Phillips asked whether the Municipality has the equipment needed to support organized baseball programs. It was clarified that the Municipality provides the field, bases, and ongoing field maintenance, while teams are responsible for supplying their own bats, protective equipment, and other playing gear.

MOTION CARRIED (unanimously)

ADJOURNMENT

IT WAS MOVED by **Councillor Phillips** **THAT** the meeting be adjourned at 5:36 pm.

Deputy Mayor

Clerk

Present: Mayor Campbell
Councillor Elderkin
Councillor Lackey
Councillor Davis
Councillor Phillips

Absent: Councillor Reid
Councillor Cooke

Staff Present Kim Beers, Director, Legislative Services/Clerk
Ian Barrett, Director, Operations

CALL TO ORDER

Mayor Campbell called the meeting to order at 5:02 pm.

ADOPTION OF AGENDA

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Lackey** THAT the agenda be adopted.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None declared.

CLOSED SESSION

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Phillips** that Council have an in-camera session at 5:03 pm.

MOTION CARRIED (unanimously).

Local Governance Act 68 (1)(c) information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Lackey** to return to the regular session at 5:09 pm.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Lackey** and **SECONDED** by **Councillor Phillips** that Council of Fundy Albert, based on the recommendation of WSP Canada Inc., award the Alma Shoulder Reconstruction Project (Project No. CA0068233.6494) to Modern Construction Ltd. in the amount of \$108,440.00, including HST, and authorize Administration to proceed with the



Fundy Albert Special Meeting Minutes

Date: Wednesday, August 12 2026

Time: 5:00 P.M.

Location: 61 Academy Street, Hillsborough

necessary contract documentation.

MOTION CARRIED (unanimously)

ADJOURNMENT

IT WAS MOVED by *Councillor Elderkin* **THAT** the meeting be adjourned at 5:10 pm.

Mayor

Clerk

Synopsis: Hillsborough Winter Maintenance Contract Renewal

Date: September 1, 2026

Department: Legislative Services

DESCRIPTION

Hillsborough Winter Maintenance Contract Renewal

The Hillsborough Winter Maintenance Services Contract renewal was presented to Council at the Committee of the Whole meeting on July 21, 2026, at which time Council agreed to move the matter forward to the Consent Agenda for approval. The existing contract with Brunswick Limestone Ltd. covered three winter seasons and included an option for renewal. Brunswick Limestone has offered to continue providing the service for one additional season, 2026–2027, at a cost of \$181,666 plus HST (\$208,915.90 including HST). Administration recommends exercising the renewal option to provide continuity of winter maintenance services for the upcoming season.

Motion

That Council of Fundy Albert approve the one-year renewal of the Hillsborough Winter Maintenance Services Contract (Project No. 2023-02) with Brunswick Limestone Ltd. for the 2026–2027 winter season, at a cost of \$181,666.00 plus HST (\$208,915.90 including HST), in accordance with the renewal provisions of the existing contract.

Synopsis: Hillsborough Water Source Exploration – Access Road and Well Pads

Date: September 1, 2026

Department: Legislative Services

DESCRIPTION

The Hillsborough Water Source Exploration – Access Road and Well Pad Construction report was presented to Council at the Committee of the Whole meeting on July 21, 2026, and was subsequently forwarded to the Consent Agenda for approval. The work involves construction of the preliminary access road and two well-drilling pads required to advance the Hillsborough Water Source Exploration Project. Three quotations were received, with Brunswick Limestone Ltd. submitting the lowest quotation at \$33,000 plus HST. Administration recommends awarding the work to Brunswick Limestone Ltd. to allow construction of the access road and well pads to proceed in preparation for drilling and hydraulic testing.

Motion

That Council of Fundy Albert award the Hillsborough Water Source Exploration – Access Road and Well Pad Construction work to Brunswick Limestone Ltd., being the lowest quotation received, in the amount of \$33,000 plus HST, for the construction of the preliminary access road and two well-drilling pads required to advance the Hillsborough Water Source Exploration Project.

Synopsis: Riverside-Albert Water Reservoir Access Easements

Date: September 1, 2026

Department: Legislative Services

DESCRIPTION

The Riverside-Albert Water Reservoir Access Easements report was presented to Council at the Committee of the Whole meeting on July 21, 2026, and was subsequently forwarded to the Consent Agenda for approval. The Municipality requires permanent legal access to the Riverside-Albert water reservoirs across properties owned by WH Forestry Canada Inc and the Nature Conservancy of Canada. The proposed easements will secure the required access for the construction, maintenance and ongoing operation of the reservoir access road. Administration recommends proceeding with finalizing the easement agreements to secure permanent access to this critical municipal water infrastructure.

Motion

That Council of Fundy Albert authorize the Municipality to enter into and finalize the required easement agreements with WH Forestry Canada Inc. and the Nature Conservancy of Canada to secure permanent access to the Riverside-Albert water reservoirs, including access for the construction, maintenance and ongoing operation of the reservoir access road, and further authorize the Mayor and Clerk to execute all necessary documents on behalf of the Municipality.

Synopsis: Banking Signatory

Date: September 1, 2026

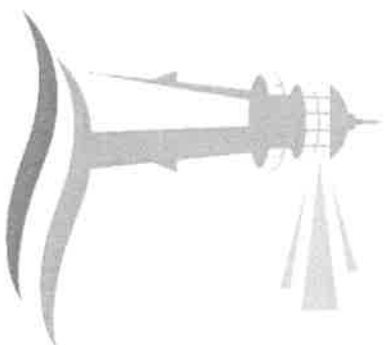
Department: Legislative Services

DESCRIPTION - Banking Signing Authority

The Banking Signing Authority report was presented to Council at the Committee of the Whole meeting on July 21, 2026, and was subsequently forwarded to the Consent Agenda for approval. Following the departure of the former CAO, an update to the Municipality's banking signing authorities is required. The report recommends adding the Clerk as an authorized banking signatory for all municipal bank accounts, providing an additional signatory to support business continuity and serve as a back-up to the Acting Treasurer

Motion – Addition of Clerk as Authorized Banking Signatory

WHEREAS the resignation of the former Chief Administrative Officer requires the Municipality to update its banking signing authorities;
THEREFORE BE IT RESOLVED THAT Council authorize Kim Beers, Clerk, to be added as an authorized banking signatory for all municipal bank accounts held by the Municipality of Fundy Albert;
AND BE IT FURTHER RESOLVED THAT the Mayor and Acting Treasurer be authorized to execute any documents required by the Municipality's financial institution to implement this resolution.



• Connecting Albert County •

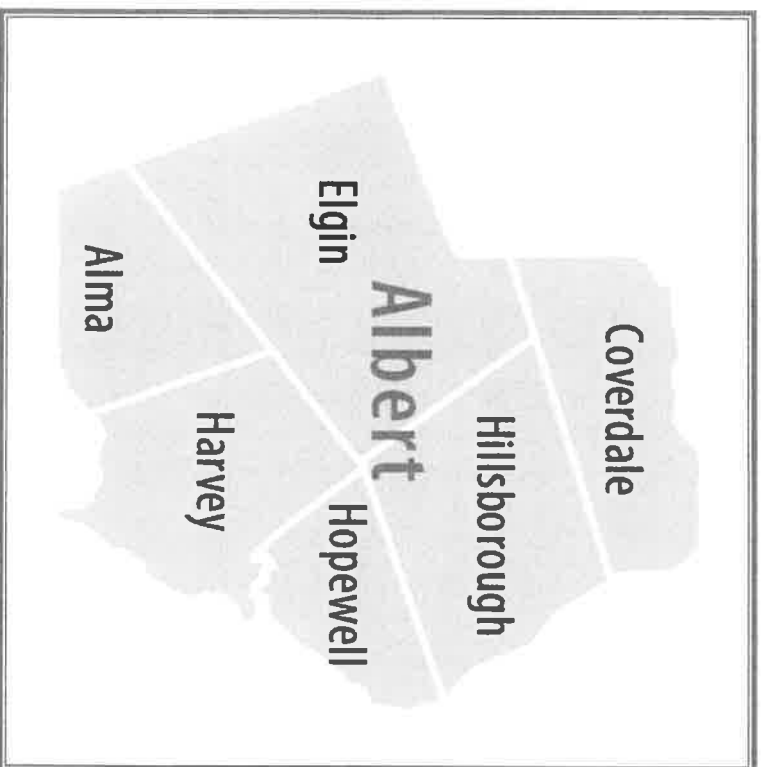
Rural Albert County's Community Publication
connectingalbertcounty.org | info@connectingalbertcounty.org

Outline

- The History of Connecting Albert County
- Who We Are: Vision & Mission
- What We Do: Digital & Print Media
- Where We Are Going
- Growing Together
- Discussion & Questions

History of CAC

- 2009-2014 Communication Needs
- Fundy Communication Network
- Identifying Similarities
- Connecting Albert County
- January 2015 a Text-Only, Two-Page Newsletter



Fundy Albert Partnership

- Hillsborough Newsletter amalgamation
- Printing
- Advertising



Who We Are: Vision & Mission

- We envision an engaged and informed rural Albert County Community.
- We will do this by building connections and fostering pride of place and culture in rural Albert County by publishing in print and online.

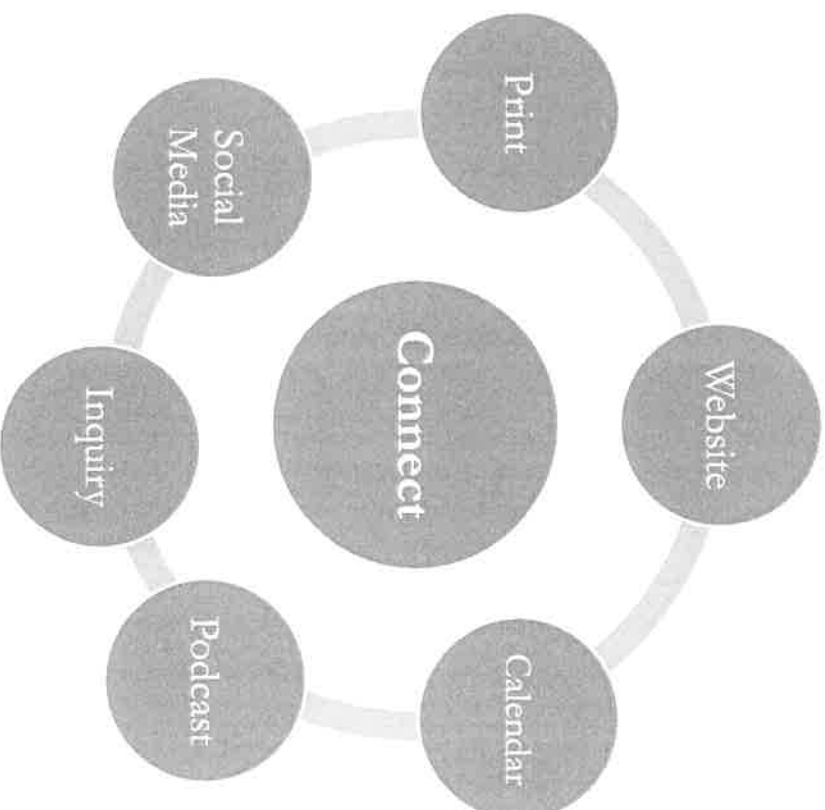
Who We Are: Guiding Principles

- Celebrate our culture, environment, & sense of community.
- Open & inclusive.
- Share information and local knowledge.
- Promote learning opportunities & community events.
- Value cultural diversity.
- Encourage the pursuit of health and wellness within the community.

What We Do

Statistics:

- Over 1k reach of digital or print publication.
- Social Media regularly reaching over 70k monthly

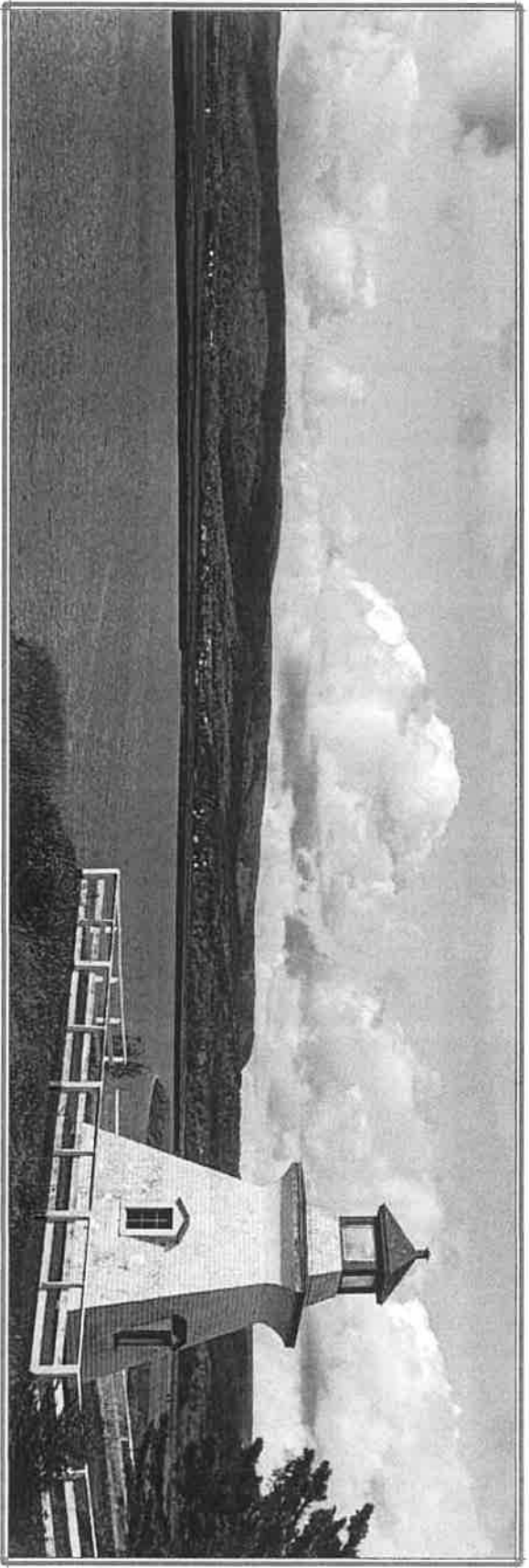


Where We Are Going

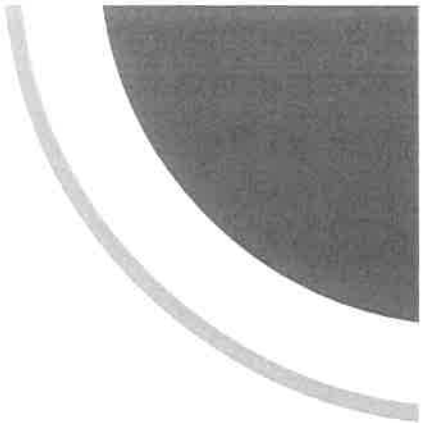
- Volunteer Appreciation / AGM
- Strategic Planning
- Expansion: Distribution, Contract Hours, Services
- Increased Funding
- Advancing Community Partnerships

Growing Together

- Municipal & Council Support
 - Cross posting on socials
 - Councillor join our BOD
 - Follow, like, comment, share
- Community Calendar & Voyent Alert
- Advertising & Coverage of Municipal Events
- Community Development



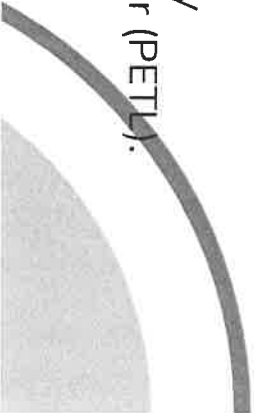
Questions, Comments, or Discussion



Fundy Albert Public Library

Where everyone belongs.





- **63 Public Libraries and Talking Books Service by Mail**
 - Each Library Offers Books by Mail Service.
- **One library card**
 - Access to over 2 million items.
 - Access online databases such as Rosetta Stone and PressReader.
 - Check out free passes to various NB attractions (Hopewell Rocks, NB Parks, Kings Landing, Fundy Discovery Aquarium, etc.).
- The New Brunswick Public Library Service (NBPLS) is part of the department of Post-Secondary Education, Training and Labour (PETL).



Our Mission

Libraries across the province are grounded in four core values: Read, Learn, Create, and Play—offering something for every stage of life and every member of your community.



Read



Learn



Create



Play



Municipal

Responsibilities

- Providing and maintaining the library **building**
- Contributing municipal **funding** as needed (i.e. programs, supplies)
- Managing **IT infrastructure** (internet, computers, printer, etc.)
- **Appointing a town council representative** to the local library board

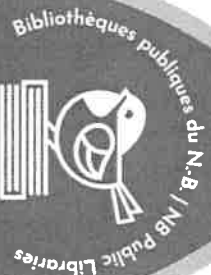
Provincial

Responsibilities

- Managing and delivering **public library service**
- Funding, ordering, processing, and managing **library collections**
- Hiring, onboarding, and training **staff**
- Managing province-wide **shared services** (i.e. catalogue, eResources)
- Setting **policies, standards, and priorities**

Supported
by the
Library
Board

Fundy Albert
Public Library



- Advocating for the library within the community
- Connecting the library staff with local partners
- Fundraising for supplementary collections and special projects



The Library Board Trustees

- **Jodi Alcorn**
- **Shannon Gaythorpe**
- **Jessica Hatfield (Treasurer)**
- **Melody Land (Chairperson)**
- **Kimberley McKinley**
- **Erica Muise**
- **Jasvir Shukla**
- **Victoria Stroud Arsenault (Library Manager)**
- **Councillor Rebecca Davis**



Fundy Albert Public Library

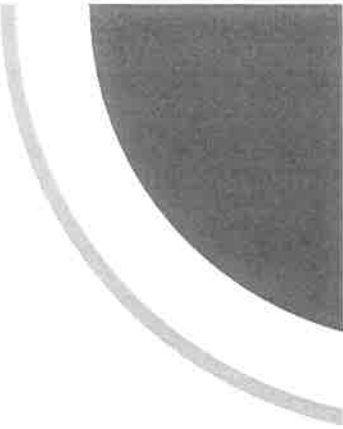
1964 – Joined the provincial library system

1994 - Opened in the current location

2024 – Municipality moved to new location and library was given the office space for its use

2026 – Renamed the Fundy Albert Public Library





Part of the Community

Our library programs are made possible thanks to the municipal budget, which allows us to offer a variety of activities for all ages.

Programs

Adult Craft Night
Parent and Baby Drop in
Story Tots (18m-4yrs)
Babies in the Library
Movie afternoons
Summer Reading Club
Seminars/Presentations
Free Tax Clinics

Partners

Village of Fundy Albert
Talk with Me
Local schools
Local daycares
Local authors
Farmer's Market
Forestdale Home
Fundy Royal Manor
Albert County Museum
Fundy Park
Foods of the Fundy Valley
...and more!



JUNE/JULY



TUE

WED

THUR

FRI

SAT

23 Family Movie: Luca 5:30pm	24 Creation Station: Watercolor Bookmarks 2pm	25 StoryTots 10am Kids Craftroom: Water Cycle Craft 2pm	26 STEM Lab: Ocean Slime 2pm ★	27 Sensory Saturday 10am-12pm Block Builders 1:30pm-4pm
30 Creation Station: Sunglass Decorating 2pm ★	1 Canada Day Library Closed	2 StoryTots 10am Kids Craftroom: Water Gun Painting 2pm	3 STEM Lab: Keep the Boat Afloat 2pm ★	4 Family Movie: Pirates of the Caribbean 2 2pm
7 Family Movie: Sharktale 5:30pm	8 Creation Station: Make Your Own Coral Reef 2pm ★	9 StoryTots 10am Kids Craftroom: Felt Sharktooth Necklace 2pm ★	10 Ocean Slime in Riverside Albert 10:30-11:30am Giant Battleship 2pm	11 Sensory Saturday 10am-12pm Family Smoothies Station 1:30pm
14 Family Craft: Acrylic Pouring 6pm ★	15 Creation Station: Glow in the Dark Painting 2pm ★	16 StoryTots 10am Kids Craftroom: Shell Painting 2pm	17 STEM Lab: Science Experiments 2pm	18 Family Movie: Finding Dory 2pm
21 Hillsborough Homecoming Days: Lego Building Contest During Opening Hours	22 Ice Cream Social 1pm	23 StoryTots 10am Kids Craftroom: Oragami Frogs 2pm	24 Giant Battle Ship/Crafts in Riverside-Albert 10:30am-12pm Family Movie: Soul Surfer 2pm	25 Sensory Saturday 10am-12pm Board/Lawn Games 1:30pm-4pm

★ Registration Required

An
example
of what's
going on
at the
library!



Statistics

2024-2025

Visitors: 2770

Programs:

Activities - 44

Participants - 250

Circulation: 8107

2025-2026

Visitors: 3167 (+14.3%)

Programs:

Activities - 89

Participants - 795

Circulation: 8349 (+3%)

2025-2026

Visitors: 4211 (+52%)

Programs:

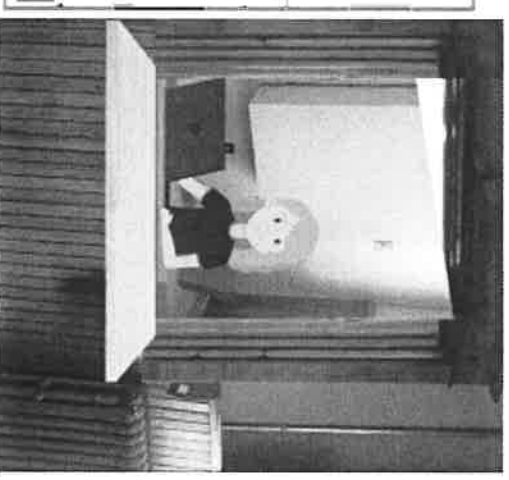
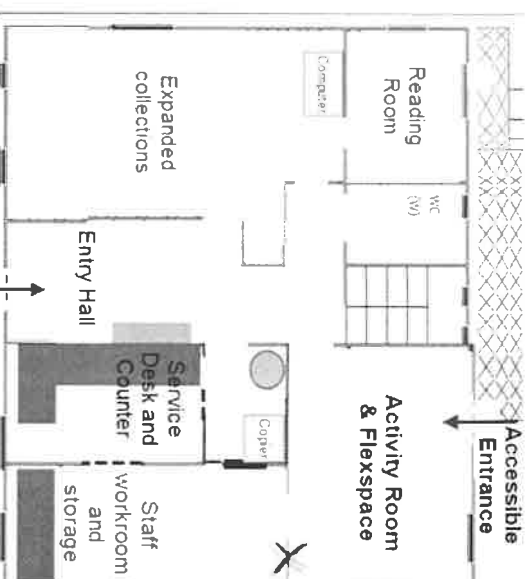
Activities - 108

Participants - 1039

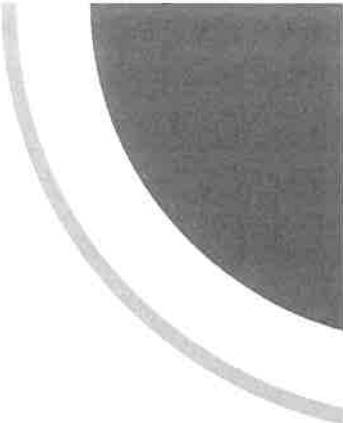
Circulation: 8796 (+8.5%)

Current Situation, Future Vision

Aging facility with limited shelf space and seating.
Significant accessibility & safety concerns
(basement, bathrooms, entrances, doorways).
Maximizing space for effective and efficient use.



**Modern facility that functions as
a community gathering space.
Universal design, accessible for all.**



Present Status

Melody Land
Chairperson, Hillsborough Public Library
hillsboroughpubliclibraryboard@gmail.com

Melody Land:

Thank you for your correspondence dated April 17, 2026, concerning an additional employee for the Hillsborough Public Library.

I understand that the library currently has 1 full-time equivalent employee and the demand for library services in your rural community has grown with increased patronage. I appreciate you sharing with me that there are plans to expand the library's physical space, which is supported by the municipal funding partner, Village of Fundy Albert, and that you are actively searching for grant opportunities to help support the library's expansion.

The staffing needs of the Hillsborough Public Library will be considered once funding to expand the library space is confirmed.

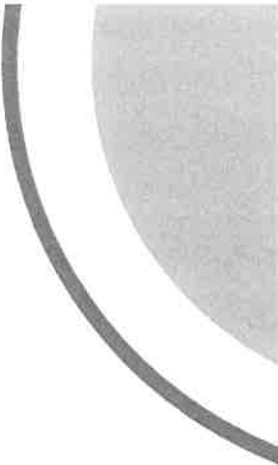
I would like to thank you and the Hillsborough Public Library Board for your time and commitment in serving as library trustees for your community.

Sincerely,



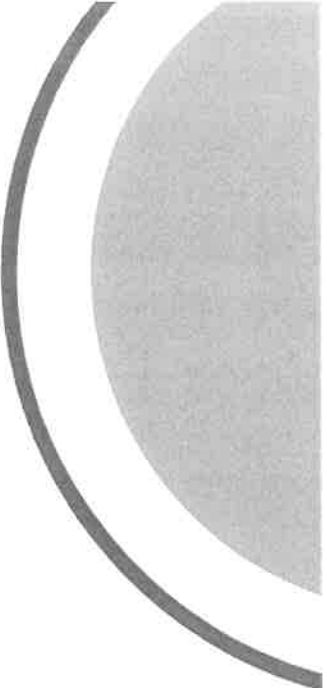
Hon. Jean-Claude D'Amours

1. Continued Partnership with Fundy Albert
2. Grants in Partnership with Fundy Albert: Accessibility Fundy, ACOA, Other
3. Negotiation with Province (see image)
4. Fundraising Status
5. Strategic Plan Draft 1



Notes on Budgets

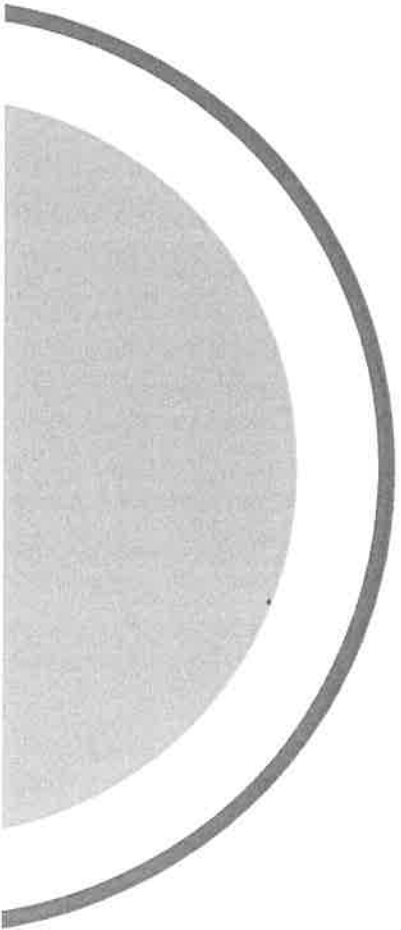
- Our 2026-2027 Budget is being prepared.
 - Stretching every dollar whilst meeting our partnership agreements between the Municipality and Province.
 - Just a heads up – IT expenses have increased.
 - Happy to present the budget in future council meetings or to facilitate answering questions between us and our council liaison.
- 

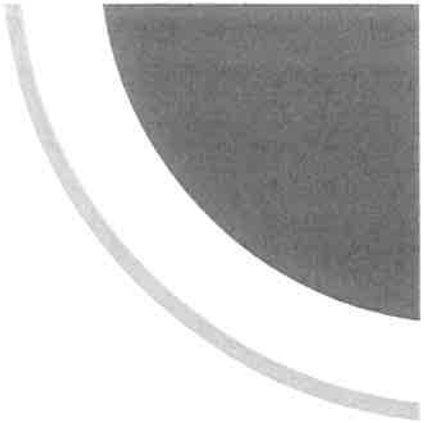


Summary

“The library encourages new thinking in unexpected directions. It offers support to immigrants, students, to anyone with a well-developed curiosity or deep need for community. It is a place for minds to meet minds and hearts to move hearts.”

– Margaret Atwood, Canadian Author





Questions?



Thank you for your continued support.



Fundy Albert

**NB Public Libraries
Bibliothèques publiques du N.-B.**

Where everyone belongs.

Synopsis: Riverside Modelers Association – Lease Agreement Renewal

Date: September 1, 2026

Department: Legislative Services

DESCRIPTION

Riverside Modelers Association – Lease Agreement Renewal

Council is being asked to consider the renewal of the lease agreement between Fundy Albert and the Riverside Modelers Association Inc. for the continued use of municipal property as a model aircraft flying field. The current lease is set to expire in 2027, and the Association has requested a further 10-year extension, which would extend the lease term to 2037. The Association has occupied and maintained the site for many years and has advised that a longer-term agreement would provide greater security for its recreational activities and continued investment in the property. Administration recommends authorizing a 10-year renewal on substantially the same terms and conditions as the existing agreement.

Motion:

That Council of Fundy Albert authorize Administration to enter into a 10-year lease renewal agreement with Riverside Modelers Association Inc. for the continued use of the municipal property as a model aircraft flying field, on substantially the same terms and conditions as the current agreement, with the lease term extended to 2037; and further authorize the Mayor and Clerk to execute all necessary documents on behalf of the Municipality.

**FORM 11
AMENDMENT**

Land Titles Act, S.N.B. 1981 c.L-1.1, s.18

Parcel Identifier: 617936, 627596, 627604, 627612, 628164

Consenting Party: **VILLAGE OF FUNDY-ALBERT**
61 Academy Street
Hillsborough, New Brunswick
E4H 2X7

Consenting Party: **RIVERSIDE MODELERS ASSOCIATION INC.**
105 Barrington Crescent
Moncton, New Brunswick
E1G 4V4

Type of Instrument Amended: Agreement/Lease

**Registration Particulars of
Instrument Amended:** Registration No. 11553907
Registration Date: 2000-11-24

Description of Amendment:

1. To amend paragraph 17 of the Agreement/ Lease by deleting "seventeenth" and inserting in its stead "thirty-seventh".
2. To amend paragraph 18 of the Agreement/ Lease by deleting "seventeen" and inserting in its stead "thirty-seven".

The instrument specified is amended as described above with respect to the specified parcel.

Date: _____, 2026

Consenting Parties:

VILLAGE OF FUNDY ALBERT

RIVERSIDE MODELERS ASSOCIATION INC.

JASON AUBE, Director

ROB CAMM, Director

KEVIN DRAYSON, Director

FORM 45
AFFIDAVIT OF CORPORATE EXECUTION
Land Title Act, S.N.B. 1981, c.L-1.1, s.55

Deponent:

Office Held by Deponent: **Mayor**

Corporation: **VILLAGE OF FUNDY-ALBERT**

**Other Officer Who
Executed the Instrument:**

**Office Held by Other Officer
Who Executed the Instrument:** **Administrator/Clerk**

Place of Execution:

Date of Execution: _____, 2026

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to.
2. That the attached instrument was executed by me and the other officer specified above, as the officers duly authorized to execute the instrument on behalf of the corporation.
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation.
4. That the instrument was executed at the place described and on the date specified above.
5. That the ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at the _____, in _____)
the County of _____ and Province of New)
Brunswick, this ____ day of _____, 2026,)
BEFORE ME: _____)

A COMMISSIONER OF OATHS

FORM 45
AFFIDAVIT OF CORPORATE EXECUTION
Land Title Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: **JASON AUBE**
105 Barrington Crescent
Moncton, NB
E1G 4V4

Office Held by Deponent: Director

Other Officer Who Executed the Instrument: **ROB CAMM**
21 Vista Drive
Moncton, NB
E1A 4L6

Office Held by Other Officer Who Executed the Instrument: Director

Other Officer Who Executed the Instrument: **KEVIN DRAYSON**
32 Hayden Drive
Moncton, NB
E1E 4E8

Office Held by Other Officer Who Executed the Instrument: Director

Corporation: **RIVERSIDE MODELERS ASSOCIATION INC.**

Place of Execution:

Date of Execution: _____, 2026

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to.
2. That the attached instrument was executed by me and the other officer specified above, as the officers duly authorized to execute the instrument on behalf of the corporation.
3. The corporation has no seal.
4. That the instrument was executed at the place described and on the date specified above.
5. That the ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at the _____, in)
the County of _____ and Province of New)
Brunswick, this _____ day of _____, 2026,)
BEFORE ME:)

JASON AUBE

A COMMISSIONER OF OATHS

**FORM 11
AMENDMENT**

Land Titles Act, S.N.B. 1981, c.L-1.1, s.18

Parcel Identifier: 617936, 627596, 627604, 627612, 628104 ⁶²⁸¹⁰⁴

Consenting Party: **VILLAGE OF HILLSBOROUGH**
2849 Main Street, Unit 1
Hillsborough, NB
E4H 2X7

Consenting Party: **RIVERSIDE MODELERS ASSOCIATION INC.**
27 Cabot Drive
Moncton, NB
E1A 5K8

Type of Instrument Amended: Agreement/Lease

Registration Particulars of Instrument Amended: Registration No. 11553907
Registration Date: 2000-11-24

Description of Amendment:

1. To amend paragraph 17 of the Agreement/Lease by deleting "seventeenth" and inserting in its stead "twenty-seventh".
2. To amend paragraph 18 of the Agreement/Lease by deleting "seventeen" and inserting in its stead "twenty-seven".

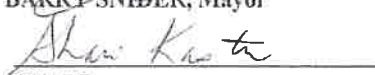
The instrument specified is amended as described above with respect to the specified parcel.

Date: December 7, 2017

Consenting Parties:

VILLAGE OF HILLSBOROUGH


BARRY SNIDER, Mayor


SHARI KASTER, Administrator/Clerk

RIVERSIDE MODELERS ASSOCIATION INC.


TERRY GAUVIN, Director


KEVIN DRAYSON, Director


MARC RAMSAY, Director

FORM 45
AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: **BARRY SNIDER**
2849 Main Street, Unit 1
Hillsborough, NB
E4H 2X7

Office Held by Deponent: **Mayor**

Corporation: **VILLAGE OF HILLSBOROUGH**

Other Officer Who Executed the Instrument: **SHARI KASTER**
2849 Main Street, Unit 1
Hillsborough, NB
E4H 2X7

Office Held by Other Officer Who Executed the Instrument: **Administrator/Clerk**

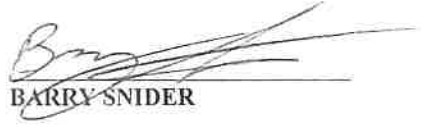
Place of Execution: Moncton, New Brunswick

Date of Execution: December 7, 2017

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to.
2. That the attached instrument was executed by me and the other officer specified above, as the officers duly authorized to execute the instrument on behalf of the corporation.
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation.
4. That the instrument was executed at the place described and on the date specified above.
5. That the ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at the City of Moncton,)
in the County of Westmorland and)
Province of New Brunswick, this)
7 day of December, 2017,)
BEFORE ME:)


BARRY SNIDER

A COMMISSIONER OF OATHS
BEING A SOLICITOR
JAMES E. FOWLER

FORM 45
AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: **TERRY GAUVIN**
27 Cabot Drive
Moncton, NB, E1A 5K8

Office Held by Deponent: Director

Other Officer Who
Executed the Instrument: **KEVIN DRAYSON**
32 Hayden Drive
Moncton, NB, E1E 4E8

Office Held by Other Officer
Who Executed the Instrument: Director

Other Officer Who
Executed the Instrument: **MARC RAMSAY**
22 Second Street
Petitcodiac, NB, E4Z 4V9

Office Held by Other Officer
Who Executed the Instrument: Director

Corporation: **RIVERSIDE MODELERS ASSOCIATION INC.**

Place of Execution: Moncton, New Brunswick

Date of Execution: December 7, 2017

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to.
2. That the attached instrument was executed by me and the other officers specified above as the officers duly authorized to execute the instrument on behalf of the corporation.
The Corporation has no seal. [Signature]
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation.
4. That the instrument was executed at the place and on the date specified above.
5. That the ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at the City of Moncton,)
in the County of Westmorland and)
Province of New Brunswick, on the)
7th day of December, 2017,)
BEFORE ME:)

[Signature]
TERRY GAUVIN

A COMMISSIONER OF OATHS
BEING A SOLICITOR

This instrument purports
to be a copy of the
original registered or
filed in the Alberta
County Registry Office No

Exemplaire présenté comme
copie conforme à l'instrument
enregistré ou déposé au
bureau d'enregistrement du
comté d'Albert No

11553907 529
number-numéro book-livre

91 November 24, 2000
page date

11553907

THIS AGREEMENT made 23rd day of November, A.D. 2000.

BETWEEN: THE VILLAGE OF HILLSBOROUGH, a municipal corporation, duly incorporated under and in virtue of a special Act of The Legislative Assembly of New Brunswick, hereinafter, called "**THE VILLAGE**".

OF THE FIRST PART;

AND: RIVERSIDE MODELERS ASSOCIATION INC., an incorporated organization formed for the purposes and pursuit of hobby aeromodeling, hereinafter called the "**COMPANY**".

OF THE SECOND PART;

WITNESSES that, in consideration of the premises and the mutual promises hereinafter specified, **The Village grants a license to the Company** for the use of certain lands as described hereto in Schedule "A"; and the Company through its executive, officers and members, undertakes to promote the aeromodeling hobby in a safe and responsible manner in accordance with the following terms and conditions.

THE VILLAGE COVENANTS:

1. That for the term of this agreement, the Company and its members and spectators may enter the lands designated on Schedules "A", "B", and "B1", from Steeves Street and enjoy its use as a place to launch, control and retrieve model aircraft. This includes access to the ponds by non-motorized boats to retrieve downed planes;
2. That unscheduled use of lands by one or more members of the Company is expressly permitted, subject to compliance with the terms and conditions of this license.
3. That it will not itself use the lands or compromise the Company's use of the lands hereby licensed, by dumping, excavating or by constructing any improvement thereon, while this licence is in force;
4. That this agreement shall not derogate from the Village's present rights to enter or pass through the lands licensed, for the inspection and servicing of any sewer or other municipal services or installation now in existence, or to access other Village property;

THE COMPANY COVENANTS:

5. That for the length of this agreement, it will promote and further the development and use of the lands in Schedule "A" as a place set aside for hobby aeromodeling, including such subordinate purposes as vehicle parking, spectator and picnic areas, and servicing model aircraft.
6. That it will, maintain for the length of this agreement, deliver to the village manager proof of insurance in force, in an amount not less than **TWO MILLION DOLLARS**, against all perils and hazards direct or indirect, arising from the exercise of this license, and save the Village and its representatives harmless of any liability resulting from any damage to the property or injury to any person, and that the insurance will remain in force at all times;
7. That it will in consultation with the village manager, mark, grade and lay out suitable areas for parking, for spectators, and for the use of aeromodelers, with a view to maintaining safety for all, and that it will designate those areas with signs;
8. That it will place conspicuous signs and barriers around any object or hazard which cannot reasonably be removed, and will maintain the remainder of the area licensed by this agreement in tidy condition, with grass mowed and graveled areas leveled and clean;
9. That it may organize and promote aeromodeling events on the lands hereby licensed, and charge and collect such admission fee as it may decide upon, without incurring any obligation make further or any payment therefrom to the Village;
10. That the model aircraft to be used under this agreement will be suitable for pleasure use only, and will not carry persons or live animals or have any military application;
11. That it will exercise a degree of supervision appropriate to conditions existing at any time, and will discourage or enjoin any reckless, rowdy or hazardous use of model aircraft in compliance with its charter and by-laws, and will likewise discourage unruly behaviour by participants and spectators;
12. That it will report without delay to the Village or the R.C.M.P., any interference or unauthorized use of lands licensed hereunder, for any commercial, recreational or other use not mentioned herein, in particular the use of intoxicating liquor by any persons;

13. That it will clean the lands of garbage and litter regularly, and at the end of the season, so as to leave it in a tidy condition suitable for its next use under this license;
14. That it will give written notice to the Village of the names, addresses and telephone numbers of the persons elected or appointed to office in the Company, and will inform each of them of the fact and the terms of this license;

IT IS MUTUALLY AGREED:

15. That the annual fee payable under this agreement will be equal to the amount of the yearly property taxes on the lands identified on Schedule "A", to the **maximum of \$200.00 annually**, and payable before the last day of each year;
16. That nothing in this agreement creates any duty on either party to carry out snow removal;
17. That this **license expires on the seventeenth anniversary of this agreement**, but may be renewed if an application from the Company is received;
18. That during the length of the **seventeen year agreement** some reasonable scheduling for flying may be put in place that would allow for the serious birdwatcher some scheduled time for birdwatching without the noise from remote control aeroplanes. For example, **for two days per week flying could be restricted to after 10:00 A. M. only.** Or if the Village was putting on a special Nature or other Event, then with proper notice, the Club would not fly during the Event. **A maximum of four Events per year and four hours per Event could be reasonable to assume.** All the scheduling would have to be worked out in the months ahead with co-operation and protection for both the Vision 2000 and The Company. The Village and the association will give each other at least thirty days of notice of Events.

SECRETARY

SCHEDULE "A"

BETWEEN: VILLAGE OF HILLSBOROUGH

AND: RIVERSIDE MODELERS ASSOCIATION INC.

ALL AND SINGULAR that certain lot, piece or parcel of land situated, lying and being at Hillsborough, in the Parish of Hillsborough, in the County of Albert and the Province of New Brunswick, having an area of 9.88 acres more or less and being more particularly bounded and described as follows:

BEGINNING at the top of the Gray Brook bank where it intersects with the south side of Steeves Street;

thence from this point northeasterly along Steeves Street for a distance of 890 feet more or less;

thence from this point southeasterly along the marsh for a distance of 320 feet more or less;

thence from this point southwesterly along the pond for a distance of 480 feet more or less;

thence from this point south along the marsh for a distance of 350 feet more or less;

thence from this point westerly along the marsh for a distance of 445 feet more or less;

thence from this point northwesterly along the tree line for a distance of 240 feet more or less;

thence from this point northeasterly following the top of the bank of Gray Brook back to the point of beginning for a distance of 290 feet more or less.

BEING the same lands as conveyed to the Community Improvement Corporation by indenture of Deed dated the 4th day of June A.D. 1982 and registered in the Albert County Registry Office on the 16th day of June, A.D. 1982, as Document 91074, in Book 239 at Pages 356 to 405, and being more particularly identified as parcel 00617936.

AND ALSO BEING the same lands as conveyed to the Canadian Gypsum Company Limited by indenture of Deed dated the 26th day of June, A.D. 1984 and registered in the Albert County Registry Office on the 7th day of December, A.D. 1992, as Document 125897, in Book 432 at Pages 117 to 124, and being more particularly identified as parcels, 00627596, 00627604, 00627612, and 00628164.

00617936

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00627604

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Nov 24/00

[Signature]

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THE RIVERSTONE MODULAR ASSOCIATION

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PROVINCE OF NEW BRUNSWICK
COUNTY OF ALBERT

I, **DANNY A. JONAH**, of Hillsborough in the County of Albert and Province of New Brunswick, **MAKE AND OATH AND SAY:**

1. **THAT** I am the Clerk of The Village of the Municipality of Hillsborough, a body corporate, and as such have personal knowledge of all matters sworn to herein.
2. **THAT** the signature "**ERIC K. STEEVES**" set and subscribed to the foregoing **License Agreement** as being that of the Mayor of The Village of the Municipality of Hillsborough is the true, genuine and proper handwriting of the said Eric K. Steeves, the Mayor of The Village of the Municipality of Hillsborough.
3. **THAT** the signature "**DANNY A. JONAH**" set and subscribed to the foregoing **License Agreement** as being that of the Clerk of The Village of the Municipality of Hillsborough is the true, genuine and proper handwriting of me, Danny A. Jonah, Clerk of The Village of the Municipality of Hillsborough.
4. **THAT** the corporate seal affixed thereto and purporting to be the corporate seal of The Village of the Municipality of Hillsborough is the corporate seal of the said The Village of the Municipality of Hillsborough and was affixed thereto by me, Danny A. Jonah, Clerk of The Village of the Municipality of Hillsborough by and with the authority of The Village of the Municipality of Hillsborough.
5. **THAT** the Mayor and Clerk are the officers of the corporation duly authorized to execute the foregoing **License Agreement**.

SWORN TO at the
VILLAGE OF HILLSBOROUGH
IN THE COUNTY OF ALBERT AND
PROVINCE OF NEW BRUNSWICK
THIS 13th DAY OF November 2000.
BEFORE ME:

Krista A. Reid
A COMMISSIONER OF OATHS

KRISTA A. REID
A COMMISSIONER OF OATHS
MY COMMISSION EXPIRES
DEC. 31, 2001

DANNY A. JONAH
DANNY A. JONAH

Form 45
AFFIDAVIT OF CORPORATE EXECUTION

Deponent: **Allison J. C. Bulman**
4 Blue Jay Street
Moncton, New Brunswick
E1H 2S2

Office Held by Deponent: **President**

Corporation: **Riverside Modelers Association Inc.**

Office Held by Other
Officer Who Executed the
Instrument: **Secretary**

Place of Execution: Windsor, Alberta

Date of Execution: November 23, 2000

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
2. That the attached instrument was executed by me (and the other officer(s) specified above) as the officer (s) duly authorized to execute the instrument on behalf of the corporation;
3. That the corporation has no seal;
4. That the instrument was executed at the place and on the date specified above;
5. That the ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at Hillborough, NB
on November 23, 2000
before me: Krista A. Reid
Commissioner of Oaths, Being KAR

Allison Bulman
Deponent

KRISTA A. REID
A COMMISSIONER OF OATHS
MY COMMISSION EXPIRES
DEC. 31, 2001