Fundy Albert Council Special Meeting Agenda
Date: Wednesday, October 28, 2026
Time: 5:00 P.M.
Location: Village office, 61 Academy Street, Hillsborough

1. Call to Order
2. Adoption of Agenda
3. Conflict of Interest Declarations
4. Surplus Property
5. Budget 2027
6. Public Statements/Inquiries
7. Closed – Local Government 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
8. Adjournment

Synopsis: 5823 King Street, Riverside Albert

Date: October 28, 2026

Department: Legislative Services

DESCRIPTION

Council discussed the future of the municipally owned property located at 5823 King Street, Riverside-Albert, which is currently vacant and no longer in use.

A market evaluation was obtained from Leslie Tracy of RE/MAX Avante, who determined the property's current fair market value to be $125,000, taking into consideration its overall condition and required repairs and upgrades.

Following discussion, Council provided direction to proceed with declaring the property surplus and offering it for sale at fair market value, in accordance with the Village's Municipal Surplus Land & Land Acquisition Policy.

Recommended Motion

THAT Council of the Municipality of Fundy Albert declare the municipally owned property located at 5823 King Street, Riverside-Albert, PID# 00629915 surplus to municipal requirements and authorize Administration to proceed with its sale at fair market value, in accordance with the Municipality's Municipal Surplus Land & Land Acquisition Policy;

AND FURTHER THAT the property be offered for sale through a licensed real estate professional, with the sale price established based on a fair market valuation of $125,000;

AND FURTHER THAT the net proceeds from the sale, after payment of applicable real estate commissions, legal fees and associated closing costs, be allocated to a designated Capital Reserve Fund for the purpose of funding the future construction of a new municipal Public Works garage in Riverside-Albert, in accordance with the Municipality's Municipal Surplus Land & Land Acquisition Policy and applicable legislation;

AND FURTHER THAT the Mayor and Clerk be authorized to execute all necessary documents to complete the transaction, subject to Council's approval of the final offer of purchase.

Municipality of Fundy Albert
Municipal Surplus Land & Land Acquisition Policy
Effective Date: November 4, 2025

1. PURPOSE

This policy establishes the framework for the acquisition and disposal of municipal lands, with particular emphasis on the disposal of surplus land for residential housing and community development. It ensures compliance with applicable New Brunswick legislation and promotes transparency, fairness, accountability, and community benefit.

This policy is established under the authority of Section 10(1)(c) of the *Local Governance Act*, S.N.B. 2017, c.18, which empowers municipalities to acquire and dispose of real and personal property.

2. APPLICATION

This policy does not apply to lands with existing statutory restrictions or purposes, including:

- Lands acquired for public purposes through subdivision or development processes, pursuant to Section 76 of the *Community Planning Act*, S.N.B. 2017, c.19;
- Lands transferred to the Municipality with conditions limiting their disposal.

3. DEFINITIONS

- **Act:** *Local Governance Act*, S.N.B. 2017, c.18.
- **Administration:** Staff of the Municipality of Fundy Albert.
- **Affordable Housing:** Housing that costs less than 30% of before-tax household income, consistent with CMHC standards and provincial housing strategies.
- **CAO (Chief Administrative Officer):** The head of municipal administration and the sole employee reporting directly to Council.
- **Council:** The elected Mayor and Councillors of the Municipality of Fundy Albert.
- **Reserve Funds:** Accounts established and maintained under Section 101 of the *Local Governance Act*.

- **Surplus Lands:** Lands determined by Council to no longer be required for municipal use, or lands Council wishes to solicit alternate proposals for in pursuit of strategic objectives (e.g., housing, economic development).

4. LAND ACQUISITION

4.1 Identification

Potential acquisitions may be identified by:

- Council;
- A third party offering land to the Municipality;
- Municipal plans, strategies, or reports;
- Public listings of land for sale;
- A municipal department requiring land for service delivery.

4.2 Evaluation Criteria

When preparing a report to Council, Administration shall assess:

- Fair market value;
- Current zoning and potential future uses;
- Development feasibility (size, location, existing structures, servicing constraints);
- Proximity to transportation, utilities, and public amenities;
- Adjacent land uses;
- Opportunities to protect or enhance existing municipal assets.

4.3 Negotiation Authority

- Administration, through the CAO in consultation with the Mayor, may negotiate with landowners for priority parcels identified by Council.
- Where urgency exists (e.g., lands publicly listed that may sell quickly), Administration may negotiate pre-approved priority lands.
- Fair market value must be determined by two independent professionals; Administration may negotiate up to the averaged price, with a ±10% buffer allowance.

4.4 Council Authorization

All acquisitions require a Council resolution in regular session, pursuant to the *Local Governance Act*.

All acquisitions shall be funded through the annual capital budget or by separate Council resolution authorizing the expenditure, in accordance with Section 97 of the *Local Governance Act*.

5. DISPOSAL OF MUNICIPAL LANDS

5.1 Designation of Surplus Lands

- Council may designate lands as surplus by resolution.
- Initial discussion may occur in Closed Session *(s.68(1)(d)* LGA), but final designation and intended use must be confirmed by resolution in open session.
- Surplus designation does not obligate Council to dispose of land but initiates the process of exploring potential alternate uses.

5.2 Disposal Methods

(a) Direct Sale

- Council may choose to dispose of lands at fair market value for economic development or revenue purposes.
- Sales may be advertised directly by the Municipality or through a licensed real estate broker.
- Council shall record the rationale for the chosen method in the resolution to demonstrate transparency.

(b) Public Solicitation of Proposals (RFP)

- Disposal by RFP requires public notice via the municipal website and, where appropriate, other media.
- Notices shall remain open for a minimum of 21 days and include:
    - Location, size, and zoning of the parcel;
    - Desired use (e.g., residential, commercial);
    - Submission requirements (LOI, contracts, references, timelines, conditions);

- Any mandatory terms (timeframes, permitted uses, lease vs. sale).

(c) By-Invite Solicitation – Not-for-Profit Developers

- Council may, by resolution, direct Administration to solicit proposals directly from qualified not-for-profit organizations (e.g., housing developers).
- Such transactions will generally occur at a nominal transfer value ($1) to maximize community benefit.
- This method is intended to support affordable housing but does not exclude not-for-profit proponents from participating in open RFP processes.
- Where land is transferred below fair market value, the public benefit (e.g., affordable housing, community infrastructure, economic development) must be documented in the Council resolution authorizing the transfer.

→ Added Clause: Reversion Protection
Where municipal land is transferred below market value for community or housing purposes, the transfer agreement shall include a reversion clause stipulating that the property reverts to the Municipality if the agreed-upon project conditions (such as construction timelines, land use, or community benefits) are not fulfilled within the specified time. This provision protects public assets and ensures that the intended benefit to the community is realized.

5.3 Proposal Evaluation

- Administration, led by the CAO, shall evaluate submissions against posted criteria and may short-list up to three proponents in consultation with the Mayor.
- Presentations from short-listed proponents shall occur before Council in a Closed Session (*s.68(1)(d)*).
- Final selection of a proponent must be ratified by resolution in open session.

5.4 Conflict of Interest

- Council members and employees with a direct or indirect pecuniary interest in a land transaction shall declare the conflict and abstain from discussion or voting, in accordance with Sections 95–102 of the *Local Governance Act*.

6. REVENUES FROM LAND DISPOSAL

- Revenues from disposal shall be deposited into the General Operating Fund unless otherwise directed by Council.
- If unspent in the fiscal year, Council may transfer proceeds to a Reserve Fund under Section 101 of the *Local Governance Act*.
- Council may allocate revenues and reserve transfers by resolution pursuant to Section 103 of the *Local Governance Act*.

7. RECORDKEEPING & TRANSPARENCY

- All records relating to acquisition or disposal shall be maintained in accordance with the *Archives Act* (S.N.B. 2009, c.A-26.1), and the *Right to Information and Protection of Privacy Act (RTIPPA)*.
- All appraisals, RFP submissions, evaluations, and Council reports must be archived for a minimum of seven (7) years to ensure audit integrity and RTIPPA compliance.
- Final decisions, including method of disposal and rationale, shall be available to the public through Council minutes and resolutions.
- A summary of all municipal land acquisitions and disposals shall be published annually through a public report or posted on the Municipality's website, demonstrating transparency and accountability to residents.

8. REVIEW

This policy shall be reviewed every three (3) years, or sooner if legislative changes require amendment.

_____
Mayor

_____
Clerk

Alma Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
REVENUE						
Sale of Water: Residential	1.4.4.1.1	205,766	211,818	217,906	6%	No change in rates
Sale of Water: Commercial	1.4.4.1.2	-				
Sale of Water: Own Government	1.4.4.1.5	-				
Wastewater Disposal: Residential	1.4.4.2.1	132,183	122,971	124,027	-6%	No change in rates
Wastewater Disposal: Commercial	1.4.4.2.2	-				
Wastewater Disposal: Own Govern.	1.4.4.2.5	-				
Connection & Service Charge	1.4.4.5.1	-				
Interest	1.5.6.2.1	3,600	3,285	3,000	-17%	
Water Supply (Fire)	1.5.7.2.0	-	-			
Misc. Other	1.5.9.5.9	100	40	100	0%	
Unconditional Transfer: Other Government	1.6.3.0.0	30,000	30,000	30,000	0%	Fundy National Park - Waste Water Revenue
Combined Surplus from Second Previous	1.9.1.1.4	64,500	63,188	28,281	-56%	Estimates, actuals are pending from 2024 and 2025 Audits
Operating Reserve Fund	1.9.1.2.1	-				
TOTAL REVENUE		**436,149**	**431,302**	**403,314**	**-8%**	

Alma Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
EXPENSES						
Water Supply - Administration: Other	2.4.1.1.9	92,704	77,798	66,106	-29%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Purification Treatment: Other	2.4.1.2.9	12,772	5,860	5,764	-55%	With New Well, not expecting repairs as is under warranty
Source of Supply: Other	2.4.1.3.9	1,126	3,880	3,950	251%	Increased Insurance Costs with New Well
Transmission & Distribution: Other	2.4.1.4.9	34,404	17,659	31,988	-7%	Reducing Contingency
Power & Pumping: Other	2.4.1.5.9	23,841	13,963	19,710	-17%	2027 will be first full year with New Well - estimating power based on actual
Water Supply - Other	2.4.1.9.9	-	-			
WATER SUPPLY		**164,847**	**119,160**	**127,518**	**-23%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	66,245	50,997	66,106	0%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Wastewater Collection: Other	2.4.2.2.9	9,000	1,440	10,429	16%	Budgeting for Line Flushing in 2027
Wastewater Lift Station: Other	2.4.2.3.9	22,625	21,936	18,997	-16%	Budgeting for fewer repairs in 2027
Wastewater Treatment & Disposal: Other	2.4.2.4.9	46,892	51,939	32,794	-30%	Budgeting for fewer repairs in 2027
Wastewater Disposal - Other		1,513	1,432	1,553	3%	
WASTEWATER DISPOSAL		**146,275**	**127,744**	**129,879**	**-11%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	10,907	10,907	9,981	-8%	
Wastewater Disposal - Principal Installments	2.8.5.1.2	29,000	29,000	29,500	2%	
Water Supply - Interest on Long Term Debt	2.8.6.1.1	12,407	12,237	11,089	-11%	
Water Supply - Principal Installments	2.86.1.2	32,800	38,000	38,500	17%	New Debenture in 2026
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	30,000	-	30,000	0%	
Deficit from 2nd previous year	2.8.7.5.3	-				
Capital Water Fund	2.8.7.6.1	-				
Operating Water Reserve	2.8.7.6.2	-				

Alma Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Capital Wastewater Fund	2.8.7.6.3	9,913	-	26,847	171%	
Operating Wastewater Reserve	2.8.7.6.4	-				
FISCAL SERVICES		**125,027**	**90,144**	**145,917**	**17%**	
TOTAL EXPENSES		**436,149**	**337,048**	**403,314**	**-8%**	
SURPLUS (DEFICIT)		**$ -**	**$ 94,254**	**$ -**		

Hillsborough Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
REVENUE						
Sale of Water: Residential	1.4.4.1.1	297,976	303,045	304,402	2%	No change in rates
Sale of Water: Commercial	1.4.4.1.2	-				
Sale of Water: Own Government	1.4.4.1.5	-				
Wastewater Disposal: Residential	1.4.4.2.1	314,924	321,291	321,998	2%	No change in rates
Wastewater Disposal: Commercial	1.4.4.2.2	-				
Wastewater Disposal: Own Govern.	1.4.4.2.5	-				
Connection & Service Charge	1.4.4.5.1	-	500			
Interest	1.5.6.2.1	6,500	19,246	6,500	0%	
Water Supply (Fire)	1.5.7.2.0	8,280	8,280	8,280	0%	
Misc. Other	1.5.9.5.9	200	160	200	0%	
Unconditional Transfer: Other Government	1.6.3.0.0	-				
Combined Surplus from Second Previous	1.9.1.1.4	123,222	106,826		-100%	Deficit from 2nd previous year
Operating Reserve Fund	1.9.1.2.1	46,000	-	46,000	0%	
TOTAL REVENUE		**797,102**	**759,348**	**687,380**	**-14%**	

Hillsborough Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
EXPENSES						
Water Supply - Administration: Other	2.4.1.1.9	101,891	81,985	67,016	-34%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Purification Treatment: Other	2.4.1.2.9	28,328	25,895	21,849	-23%	Reducing Repair Contingency in 2027
Source of Supply: Other	2.4.1.3.9	195,631	195,870	150,475	-23%	Budgeting for possible Water Exploration in 2027
Transmission & Distribution: Other	2.4.1.4.9	27,401	20,746	39,612	45%	Replacement of hydrant on Salem Road & budgeting for possible new connections in 2027
Power & Pumping: Other	2.4.1.5.9	18,217	19,878	53,104	192%	Replacing Generator on Albert Mines($30,000)
Water Supply - Other	2.4.1.9.9	-				
WATER SUPPLY		**371,468**	**344,374**	**332,056**	**-11%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	69,759	55,366	67,016	-4%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Wastewater Collection: Other	2.4.2.2.9	20,000	11,429	20,857	4%	
Wastewater Lift Station: Other	2.4.2.3.9	47,967	36,086	46,157	-4%	Reduced Power Budget in 2027
Wastewater Treatment & Disposal	2.4.2.4.9	81,353	65,445	66,927	-18%	Budgeting for reduced repairs
Wastewater Disposal - Other	2.4.2.9.9	-				
WASTEWATER DISPOSAL		**219,079**	**168,326**	**200,957**	**-23%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	54,753	54,753	52,628	-4%	

Hillsborough Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Wastewater Disposal - Principal Installments	2.8.5.1.2	84,000	84,000	86,000	2%	
Water Supply - Interest on Long Term Debt	2.8.6.1.1	-				
Water Supply - Principal Installments	2.86.1.2	-				
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	-				
Deficit from 2nd previous year	2.8.7.5.3	-		15,739		
Capital Water Fund	2.8.7.6.1	67,802	-		-100%	
Operating Water Reserve	2.8.7.6.2	-				
Capital Wastewater Fund	2.8.7.6.3	-				
Operating Wastewater Reserve	2.8.7.6.4	-				
FISCAL SERVICES		**206,555**	**138,753**	**154,367**	**-25%**	
TOTAL EXPENSES		**797,102**	**651,453**	**687,380**	**-14%**	
SURPLUS (DEFICIT)		**$ -**	**$ 107,895**	**$ -**		

Riverside-Albert Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
REVENUE						
Sale of Water: Residential	1.4.4.1.1	111,216	111,747	111,924	1%	No change in rates
Sale of Water: Commercial	1.4.4.1.2	10,192	9,621	9,464	-7%	No change in rates
Sale of Water: Industrial	1.4.4.1.3	8,607	8,607	8,607	0%	No change in rates
Sale of Water: Institutional	1.4.4.1.4	65,318	65,318	65,318	0%	No change in rates
Sale of Water: Own Government	1.4.4.1.5	3,854	3,854	3,854	0%	No change in rates
Wastewater Disposal: Residential	1.4.4.2.1	66,384	66,264	66,864	1%	No change in rates
Wastewater Disposal: Commercial	1.4.4.2.2	7,728	7,224	7,176	-7%	No change in rates
Wastewater Disposal: Institutional	1.4.4.2.4	50,408	50,408	50,408	0%	No change in rates
Wastewater Disposal: Own Govern.	1.4.4.2.5	620	620	620	0%	No change in rates
Connection & Service Charge	1.4.4.5.1	-				
Interest	1.5.6.2.1	3,567	4,783	4,000	12%	
Water Supply (Fire)	1.5.7.2.0	5,000	5,000	5,000	0%	
Misc. Other	1.5.9.5.9	-	30			
Unconditional Transfer: Other Government	1.6.3.0.0	-	-			
Combined Surplus from Second Previous	1.9.1.1.4	129,244	129,325	4,055	-97%	Estimates, actuals are pending from 2024 and 2025 Audits
Operating Reserve Fund	1.9.1.2.1			45,000		
TOTAL REVENUE		**462,138**	**462,801**	**382,290**	**0%**	

Riverside-Albert Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
EXPENSES						
Water Supply - Administration: Other	2.4.1.1.9	93,361	79,706	68,966	-26%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Purification Treatment: Other	2.4.1.2.9	31,287	40,752	13,537	-57%	Budgeted $17,853 in 2026 to replace Chlorine Analyzer - not necessary in 2027
Source of Supply: Other	2.4.1.3.9	28,032	20,049	67,826	142%	2027 Reservoir Cleaning - $65,000
Transmission & Distribution: Other	2.4.1.4.9	27,780	24,530	30,894	11%	Increased Contingency for Watermain/Valve Repairs from $5,700 in 2026 to $11,816 in 2027
Power & Pumping: Other	2.4.1.5.9	17,369	20,943	16,687	-4%	Reduced Generator Expenses from $4,163 in 2026 to $2,086 in 2027
Water Supply - Other	2.4.1.9.9	-	292	-		
WATER SUPPLY		**197,829**	**186,272**	**197,910**	**0%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	63,261	52,548	68,941	9%	In 2027 we have split water operator costs between water and wastewater & HST Expense will be with each applicable expense
Wastewater Collection: Other	2.4.2.2.9	10,000	2,034	10,429	4%	
Wastewater Lift Station: Other	2.4.2.3.9	20,356	16,118	16,075	-21%	Reducing Repair Contingency by $5,000 in 2027
Wastewater Treatment & Disposal	2.4.2.4.9	5,769	18,664	5,061	-12%	Reducing Lagoon Sampling to Budget in 2027
Wastewater Disposal - Other	2.4.2.9.9	-				

Riverside-Albert Utility

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
WASTEWATER DISPOSAL		**99,386**	**89,364**	**100,506**	**-10%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	4,123	4,123	3,684	-11%	
Wastewater Disposal - Principal Installments	2.8.5.1.2	9,500	9,500	10,000	5%	
Water Supply - Interest on Long Term Debt	2.8.6.1.1	34,063	33,915	33,190	-3%	
Water Supply - Principal Installments	2.86.1.2	34,500	34,500	37,000	7%	
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	5,000	516		-100%	
Deficit from 2nd previous year	2.8.7.5.3	-				
Capital Water Fund	2.8.7.6.1	-				
Operating Water Reserve	2.8.7.6.2	-				
Capital Wastewater Fund	2.8.7.6.3	77,737	-		0%	
Operating Wastewater Reserve	2.8.7.6.4	-				
Cost of Issuing & Selling of New Debentures	2.8.6.9.1	-	224			
FISCAL SERVICES		**164,923**	**82,778**	**83,874**	**-49%**	
TOTAL EXPENSES		**462,138**	**358,414**	**382,290**	**-17%**	
SURPLUS (DEFICIT)		**$ -**	**$ 104,387**	**$ -**		

Utility Transfer

	SHARED/MSHARED	Percentage of Split	Total Cost		Alma	Hills	R-A	
Operator In Charge	VLLAGE CORE	100%	$ 76,285.00	$ 76,285.00	$ 25,428.33	$ 25,428.33	$ 25,428.33	
Public Works Supervisor	VILLAGE CORE	10%	$ 96,007.81	$ 9,600.78	$ 3,200.26	$ 3,200.26	$ 3,200.26	
Operater I	VILLAGE CORE	75%	$ 89,965.18	$ 67,473.89	$ 22,491.30	$ 22,491.30	$ 22,491.30	
Operater I	VILLAGE CORE	75%	$ 90,141.92	$ 67,606.44	$ 22,535.48	$ 22,535.48	$ 22,535.48	
Mulching Head	VILLAGE CORE	30%	$ 25,028.52	$ 7,508.56	$ 2,502.85	$ 2,502.85	$ 2,502.85	
Fleet	VILLAGE CORE	30%	$ 121,612.36	$ 36,483.71	$ 12,161.24	$ 12,161.24	$ 12,161.24	
				$ 264,958.37	$ 88,319.46	$ 88,319.46	$ 88,319.46	$ 264,958.37
Treasurer	SHARED	25%	$ 89,376.26	$ 22,344.06	$ 7,448.02	$ 7,448.02	$ 7,448.02	
Accounting Clerk	SHARED	50%	$ 65,215.91	$ 32,607.96	$ 10,869.32	$ 10,869.32	$ 10,869.32	
Training & Development	SHARED	100%	$ 6,257.13	$ 6,257.13	$ 2,085.71	$ 2,085.71	$ 2,085.71	
GIS Database	SHARED	75%	$ 10,932.00	$ 8,199.00	$ 2,733.00	$ 2,733.00	$ 2,733.00	
Audit	SHARED	50%	$ 44,321.34	$ 22,160.67	$ 7,386.89	$ 7,386.89	$ 7,386.89	
Used Vehicle	SHARED	100%	$ 20,857.10	$ 20,857.10	$ 6,952.37	$ 6,952.37	$ 6,952.37	
Lawyer Fees	SHARED	*		$ 8,000.00			$ 8,000.00	
Office Supplies	SHARED	15%	$ 10,428.55	$ 1,564.28	$ 521.43	$ 521.43	$ 521.43	
Postage & Postage Meter	SHARED	70%	$ 5,214.28	$ 3,649.99	$ 1,216.66	$ 1,216.66	$ 1,216.66	
				$ 125,640.19	$ 39,213.40	$ 39,213.40	$ 47,213.40	$ 125,640.19
								$ 390,598.57
			Annual	Water	$ 63,766.43	$ 63,766.43	$ 67,766.43	
				Wastewater	$ 63,766.43	$ 63,766.43	$ 67,766.43	
			Quarterly	Water	$ 15,941.61	$ 15,941.61	$ 16,941.61	
				Wastewater	$ 15,941.61	$ 15,941.61	$ 16,941.61	

Fundy Albert General

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
REVENUE						Items in RED - we are still waiting on figures
Warrant	-	5,809,732	5,809,733	6,203,339	7%	Rates sent from ELG are being used
Fiscal Capacity Funding	-	348,977	348,977	401,287	15%	Funding from the Province
Fire (to Rural District)	1.3.2.2.4	18,696	18,696	18,191	-3%	
Roads & Streets (4.574 Lane Km)	1.3.2.3.3	11,321	11,321	11,321	0%	
Fire Services: Other	1.3.2.2.8		12,555	-		DNR revenue
Recycling Products	1.4.4.3.9	92,636	118,808	98,509	6%	$31.88/household
Community Centre (Hall)	1.4.7.1.2	13,000	21,912	16,500	27%	
Swimming Pools, Beaches, Marinas	1.4.7.1.3	6,000	9,372	7,000	17%	
Skating Rink & Arena	1.4.7.1.5	135,000	123,541	126,000	-7%	Recommending increasing Non-Prime Rate to $125 (+3.25) and Prime to $160 (+$3.50) in Fall 2027
Cultural Buildings & Facilities	1.4.7.2.1	24,120	19,440	18,720	-22%	
Construction (including RSC)	1.5.1.7.3	45,000	74,483	50,000	11%	
Building Permits: Demolition	1.5.1.7.5		33,893	-		
Structures, Other	1.5.3.2.8	16,362	12,982	7,425	-55%	Artisan Village low rentals and RA Office lease terminated
Interest on Investments	1.5.5.1.1	24,000	17,387	15,000	-38%	Decrease in Cash Balance
Miscellaneous, Other	1.5.9.1.3	-	16,181	-		Donation $15,341 for New Table and benches in Alma Gazebo, misc revenues (i.e. photocopies, veteran banner)
Unconditional Transfers (Federal)	1.6.1.9.9					
Unconditional Transfers (Provincial)	1.6.2.9.9					
Conditional Transfers (Federal)	1.7.1.9.8	7,986	26,348	4,000	-50%	Grants - Summer/Trans Canada Trail Care Grant, Celebrate Canada Day

Fundy Albert General

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Conditional Transfers (Provincial)	1.7.5.9.1	1,917	184,629	-	-100%	2026 - SEED Funding, Grant for Picnic tables, benches, garbage bins Expensed, LG funding for e6, Firesmart funding, Swimming pool upgrades funding
Surplus from Previous Year	1.9.1.1.1	184,367	151,778	338,524	84%	Estimates, actuals are pending from 2024 and 2025 Audits
Operating Reserve	1.9.1.2.1	100,000	28,157	50,000	-50%	$50,000 for the RA Rec Flooring
Utility Fund	1.9.2.1.1	363,511	363,511	390,599	7%	
Adjustment for payment in lieu of taxes (PILT)	1.9.9.1.1	687	687	1	-100%	
TOTAL REVENUE		**7,203,312**	**7,404,391**	**7,756,416**	**8%**	
EXPENSES						
GENERAL GOVERNMENT SERVICES						
Mayor: Personnel	2.1.1.1.1	42,172	40,000	42,099	0%	
Mayor: Other	2.1.1.1.9	9,500	5,954	9,500	0%	
Councillors: Personnel	2.1.1.3.1	130,130	120,885	129,923	0%	1 Councillor Seat Formally Vacant
Councillors: Other	2.1.1.3.9	8,000	5,688	8,000	0%	
Development Seminars	2.1.1.4.1	3,500	3,696	2,086	-40%	Training Possibility for Council - High in 2026 because of New Council
Other Legislative Costs	2.1.1.9.9	3,500	10,239	3,650	4%	Development of Water and Sewer By-Law - Funded, Includes Employee Policy Review - Funded through LG
Manager, Administrator: Personnel	2.1.2.1.1	123,549	64,460	121,352	-2%	CAO departure

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December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Manager, Administrator: Other	2.1.2.1.2	2,500	2,289	2,607	4%	
Clerk: Personnel	2.1.2.1.3	141,828	156,212	64,125	-55%	2026 - Acting CAO & Reception Staff 2027 - Reception Staff
Human Resources: Other	2.1.2.1.5	11,692	11,692	10,971	-6%	
Office Building	2.1.2.1.7	128,027	121,639	99,130	-23%	In 2026 $32,000 was budgeted for Camera & Mic System
Legal Services	2.1.2.1.8	60,000	60,000	62,571	4%	
Other Administrative Services	2.1.2.1.9	37,920	63,911	69,703	84%	Budget includes $39,543 for Communications (Councillor Lackey Request for $30,000 Public Engagement Communication Plan)
Financial Management, Administration: Personnel	2.1.2.2.1	69,892	48,335	89,376	28%	
Accounting: Personnel	2.1.2.2.3	62,306	66,825	65,216	5%	
Accounting: Other	2.1.2.2.4	15,000	90,000	55,897	273%	Continued services with e6
External Audit: Audit Fees	2.1.2.2.6	25,000	42,500	44,321	77%	New Auditors appointed
Purchasing: Other	2.1.2.2.8	99,714	97,274	-	-100%	Net HST Expense is now included in each related expense line
Civic Relations	2.1.2.5.2	5,000	4,241	1,043	-79%	Hall Rentals
Training & Development	2.1.2.5.9	17,500	14,000	13,557	-23%	
Assessment Service Fee	2.1.2.9.1	133,724	133,724	150,043	12%	Amount from the Province
Regional & Collaborative Services (RSC)	2.1.2.9.2	7,415	7,415	7,287	-2%	
Other General Administration Services	2.1.2.9.9	-	70,000	-		Firesmart Program Funded Through Line 1.7.5.9.1
Conventions & Delegations	2.1.2.9.3	7,500	4,193	13,036	74%	Full Council to UMNB Conference, 1 Operator to MPWWA Seminar, Staff to AMANB Conference

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Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Liability Insurance	2.1.2.9.4	54,646	51,971	54,310	-1%	
Municipal Association Membership	2.1.2.9.5	11,600	8,931	9,388	-19%	UMNB, AMANB, FCM, & MPWWA
Other, Grants	2.1.9.5.9	17,000	16,850	17,500	3%	
TOTAL GENERAL GOVERNMENT SERVICES		**1,228,615**	**1,322,924**	**1,146,691**	-7%	
PROTECTIVE SERVICES						
RCMP	2.2.1.9.4	1,119,794	1,119,794	1,198,180	7%	
Firefighting Force: Personnel	2.2.4.2.1	86,258	62,386	92,459	7%	Includes Salary for half year for a Fire Chief & Increased Honorariums
Firefighting Force: Other	2.2.4.2.9	57,085	36,830	54,379	-5%	
Fire Alarm Systems	2.2.4.3.1	58,032	13,819	61,557	6%	Includes budgets for TMR Radios and repairs
Water Cost	2.2.4.3.2	13,280	13,280	13,280	0%	
Station & Building	2.2.4.3.3	88,019	70,580	94,618	7%	
Fighting Equipment	2.2.4.3.4	242,449	190,944	261,179	8%	
Fire Investigation	2.2.4.4.2	2,000	-	2,086	4%	
Fire Prevention	2.2.4.4.3	3,500	3,000	7,300	109%	Marked decrease in fire calls because of prevention
Fire Training & Development	2.2.4.6.9	15,875	11,935	19,319	22%	
Fire Contractual Agreement with Other LG	2.2.4.9.1.1	417,702	417,702	457,359	9%	
Other EMO Services	2.2.5.9.9	13,320	3,957	13,373	0%	
By-Law Enforcement: Other	2.2.9.1.9	106,490	89,490	94,909	-11%	Continuation of Contract at 16 hours/week - Reducing 2027 Budget for Property Cleanups
Animal & Pest Control: Other	2.2.9.4.9	18,336	18,336	18,702	2%	
Regional Public Safety Committee (RSC)	2.2.9.7.1	1,271	1,271	1,274	0%	
TOTAL PROTECTIVE SERVICES		**2,243,411**	**2,053,324**	**2,389,974**	7%	

Fundy Albert General

Draft Budget

December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
TRANSPORTATION SERVICES						
Common Services Administration: Personnel	2.3.1.1.1	268,543	239,823	172,293	-36%	2026 - 3 Staff Budgeted 2027 - 2 Staff Budgeted
Common Services Administration: Other	2.3.1.1.9	4,140	3,237	4,380	6%	
Workshops, Yards & Other Buildings: Personnel	2.3.1.5.1	423,670	374,859	400,255	-6%	Increasing Budget Allocation for Arena Staff to Actual
General Equipment	2.3.1.5.3	189,894	299,705	177,927	-6%	Requesting to Purchase a Mulching Head, Used Vehicle for Water - Reducing Equipment Additions budget by $15,000
Workshops, Yards & Other Buildings: Other	2.3.1.5.9	55,643	53,800	162,391	192%	Budgeting $100,000 to build new Public works garage in Riverside-Albert
Summer Maintenance: Other	2.3.2.3.2	-	-	58,400		Requesting to purchase roller to eliminate line 2.3.2.3.2 - pot hole filling will be done in house
Summer Maintenance: Private Contract	2.3.2.3.2.1	279,000	220,966	287,597	3%	Increased paving & includes $50,000 to Chip Seal remainder of Bi-Centennial Road
Summer Maintenance: DTI	2.3.2.3.2.2	28,213	28,213	-	-100%	See line 2.3.2.3.2 - requesting to purchase roller to do this work in house
Sidewalks	2.3.2.33	6,000	5,590	6,275	5%	
Culverts & Drainage Ditches	2.3.2.3.4	95,975	80,923	6,779	-93%	2026 included amounts for the Alma Shoulder repair not needed in 2027
Snow & Ice Removal: Private Contract	2.3.2.3.8.1	276,638	260,411	290,210	5%	6 Months Expense - increased contracts
Snow & Ice Removal: DTI	2.3.2.3.8.2	63,630	63,628	66,357	4%	
Bridges, Viaduct, Causeway & Grade Separations	2.3.2.4.9	20,000	12,000	2,086	-90%	Budgeted High in 2026 to repair Steeves Street Bridge - Reduce budget in 2027
Street Lights: Power	2.3.2.5.2	82,397	88,362	99,191	20%	Increase in rates April 1, 2026

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December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Street Signs	2.3.2.6.1	7,500	4,782	5,214	-30%	Reducing Budget in 2027 closer to actual
Regional Transport: Contribution to RSC	2.3.3.3.1	1,812	1,812	1,829	1%	
TOTAL TRANSPORTATION SERVICES		**1,803,055**	**1,738,111**	**1,741,184**	**-3%**	
ENVRIONMENTAL HEALTH SERVICES						
Collection: RSC	2.4.3.2.9	592,260	592,260	616,490	4%	
Disposal: Tipping Fees (RSC)	2.4.3.3.2	105,656	105,737	106,002	0%	
Other Environmental Health	2.4.9.9.9	-	-	82		
TOTAL ENVRIONMENTAL HEALTH SERVICES		**697,916**	**697,997**	**722,574**	**4%**	
PUBLIC HEALTH SERVICES						
Public Health: Other	2.5.1.9.1	4,895	4,895	5,045	3%	
TOTAL PUBLIC HEALTH SERVICES		**4,895**	**4,895**	**5,045**	**3%**	

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December 31, 2027

Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
ENVIRONMENTAL DEVELOPMENT SERVICES						
Local Planning: Contribution to RSC	2.6.1.1.2	219,849	219,849	242,607	10%	Opting in to GIS Database Support Services through RSC
Beautification & Rehabilitation of Lands	2.6.2.1.3	14,900	11,271	19,162	29%	Looking to Purchase planter pots in 2027 instead of hanging baskets
Tree Removal & Planting	2.6.2.2.1	5,000	6,500	5,214	4%	
Natural Resources Development: Other	2.6.2.2.9	4,750	4,750	4,750	0%	Alma Knotweed Contract
Tourist Bureau	2.6.9.1.1	30,017	22,097	25,623	-15%	Reduce Budget for Alma VIC
Tourist Camps, Parks, Etc	2.6.9.1.2	8,966	29,131	31,362	250%	**2026** New Table and benches in Alma Gazebo, garbage bins - Funded through Donations/RDC - **2027** includes $21,000 for repairs to Crooked Creek entrance and replacement of some decking at lookout
Promotion of Tourist Attraction	2.6.9.1.3	250	-	250	0%	
Tourism: Contribution to RSC	2.6.9.1.8	1,266	1,266	1,274	1%	
Community Development: Contribution to RSC	2.6.3.1.1	3,987	3,987	4,002	0%	
Economic Development Administration: Other	2.6.7.1.2	20,000	7,584	80,000	300%	2027 Request of Economic Development Committee
TOTAL ENVIRONMENTAL DEVELOPMENT SERVICES		**308,985**	**306,435**	**414,244**	**34%**	
RECREATION & CULTURAL SERVICES						
Rec. Admin.: Personnel	2.7.1.1.1	-	-	82,148		Budgeting for 1 Full Time Staff & 2 Summer Students
Recreation Administration: Other	2.7.1.1.9	17,000	15,929	42,757	152%	Includes Ward Parties, Canada Day, Volunteer Appreciation and Programming Events/Supplies
Community Centres & Halls: Other	2.7.1.2.9	82,903	115,032	178,614	115%	Includes $100,000 to repair Riverside-Albert Recreation Centre Gym Floor

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Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Swimming Pools, Beaches, Marinas: Personnel	2.7.1.3.1	27,532	24,882	27,906	1%	4 Lifeguards for Hillsborough Pool
Swimming Pools, Beaches, Marinas: Other	2.7.1.3.1	31,856	51,999	18,771	-41%	2026 - Pool repairs - funded 2027 - Budgeting $5,000 for Maintenance as opposed to $20,000 in 2026. No Major Repairs Planned
Skating Rinks & Arenas: Personnel	2.7.1.5.1	114,457	128,385	137,386	20%	Adjusting Personnel budget to relfect more accurate coverage
Skating Rinks & Arenas: Other	2.7.1.5.9	176,567	169,844	188,239	7%	
Parks & Playgrounds: Personnel	2.7.1.8.1	21,572	12,732	21,174	-2%	3 Summer Students for Public Works
Parks & Playgrounds: Other	2.7.1.8.9	12,371	20,325	13,042	5%	2026 - New Picnic Tables & Garbage Bins - Funded by RDC
Cultural Buildings & Facilities: Other	2.7.2.2.9	16,478	17,738	19,606	19%	Included small maintenance budget in 2027
Museums: Other	2.7.2.4.9	10,120	9,729	19,870	96%	Budgeted for regular maintenance and installation of Eavestroughs
Libraries: Other	2.7.2.5.9	37,054	31,726	41,840	13%	Requesting replacement of 2 Heat Pumps, & Fire Door
Other Recreation: Contribution to RSC	2.7.5.1.1	1,246	1,236	1,246	0%	
TOTAL RECREATION & CULTURAL SERVICES		**549,156**	**599,557**	**792,599**	**44%**	
FISCAL SERVICES						
Interest on Long Term Debt	2.8.1.1.1	35,869	20,846	30,207	-16%	
Principal Installments	2.8.1.1.2	91,000	91,000	109,000	20%	
Short Term Interest for Capital Projects	2.8.1.1.6	63,210	62,373	-	-100%	2026 - Interest on Loan for RAFD Fire Truck - not needed in 2027
Cost of Issing & Selling New Debentures	2.8.1.9.2	12,000	9,000	-	-100%	2026 - Debenture expenses for RAFD Truck Loan
Banking Service Charge	2.8.1.9.3	8,000	9,129	9,350	17%	

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Line Name	Line #	2026 Budget Amount	Yearly Projected Amount	2027 Budget Amount	% Budget Change	Notes
Transfer to Capital Reserve	2.8.2.1.1	157,200		50,000	-68%	Transfer $50,000 for 2028 King Street Paving
Transfer to Operating Reserve	2.8.2.1.2	-	50,000			2026 Transfer $50,000 for Riverside-Albert Recreation Centre Flooring in 2027
Adjustment for payment in lieu of taxes - PILT	2.8.9.9.1	-	-	91		
TOTAL FISCAL SERVICES		**367,279**	**242,348**	**198,648**	-46%	
TOTAL EXPENSES		**7,203,312**	**6,965,591**	**7,410,959**	3%	
SURPLUS (DEFICIT)		**-**	**438,800**	**345,457**		

Proposed Rates

	Residential	Non-Residential
Alma (V)	1.4863	2.5318
Alma	0.5631	0.9593
Harvey	0.5631	0.9593
Hillsborough	0.5213	0.8881
Hillsborough (V)	1.3304	2.2662
Hopewell	0.5631	0.9593
Riverside-Albert (V)	1.3304	2.2662
Coverdale	0.5631	0.9593