REGULAR COUNCIL MEETING

AGENDA

August 12, 2025, 6:00 PM

Municipal Office, 82 Main Street, Rexton, NB, E4W 5N4

1. Call to Order.

Actual Start Time: _____

2. Attendance.

Council (In Person):
Council (Virtual):
Council (Absent):
Clerk:
Staff:
Guests:

3. Approval of Agenda of Regular Meeting on August 12, 2025.

Motion 081225.01
Be it resolved that Council approves the agenda, as submitted by the Clerk, for its regular meeting on August 12, 2025.
Moved by _____ | Seconded by _____.

4. Disclosures of Conflict of Interest.

5. Approval of Minutes of the Regular Meeting on July 8, 2025.

Motion 081225.02
Be it resolved that Council approves the minutes, as submitted by the Clerk, for its regular meeting on July 8, 2025.
Moved by _____ | Seconded by _____.

6. Approval of Minutes of the Committee of the Whole Meeting on June 24, 2025.

Motion 081225.03
Be it resolved that Council approves the minutes, as submitted by the Clerk, for its Committee of the Whole meeting on June 24, 2025.
Moved by _____ | Seconded by _____.

7. Correspondence, Presentations, Petitions.

a) GNB Land Offer – 45 Brait Street (see item 12.D)

b) CIF Approval – Rexton Lions Hall (RDC, Nadine Thomas)

c) Heavy Industrial – Letter & PowerPoint from St. John (see item 12.E)

d) KRSC - June Permits

e) KRSC – July Permits

f) Comfort Centers – Sub Committee Development and Plans

g) AFAC - NB Conference (Brenda Lee)

h) Regional Emergency Action Committee - Minutes & NB Power Presentation

i) Regional Services Support Fund 2026 (Jennifer Wilkins)

j) UMNB - Fees Review

k) UMNB – Climate Adaptation Cohort

l) AMANB - OPSA – Hikvision Canada Inc. to cease all Canadian operations.

m) Bonar Law Common Historic Site – Summer Employment Grant (Anne Hamilton)

n) Alzheimer Society – Request for donation

8. Mayor and Councillor Reports.

a. Mayor Tina Beers.

b. Deputy Mayor Karen Campbell.

c. Councillor Billy Flanagan.

d. Councillor Katie Robertson.

e. Councillor Mike Robertson.

f. Councillor Elaine Warren.

9. Committee Reports

a. By-Law and Policy Committee Meeting: July 22, 2025.

10. Staff & Department Reports.

a. CAO Report.

b. Finance Report.

c. Community Development Report.

d. Recreation Report.

e. Public Works Report.

11. Business Arising from Prior Meeting.

a. PROPOSED BY-LAW C.01.01: FIRE PROTECTION AND PREVENTION.

Proposed Motion 081225.04
Be it resolved that Council approves the second reading by title of proposed By-Law C.01.01: Fire Protection and Prevention.

The section titles in By-Law C.01.01 are as follows:

1. Authority

2. Governing legislation

3. Purpose

4. Application

5. Definitions

6. Fire fighting and fire protection

7. Fire alarms

8. Fire prevention

9. Compliance with burn bans

10. No burn materials and substances

11. Recreational fires

12. Outdoor open-air fires

13. Outdoor open-air fires (residential properties)

14. Outdoor open-air fires (non-residential properties)

15. Consumer fireworks

16. Commercial fireworks

17. Flammable liquids and explosive materials

18. Conflict of authority

19. Penalties and enforcement

20. Effective date

21. Signatures

Moved by _____ | Seconded by _____.

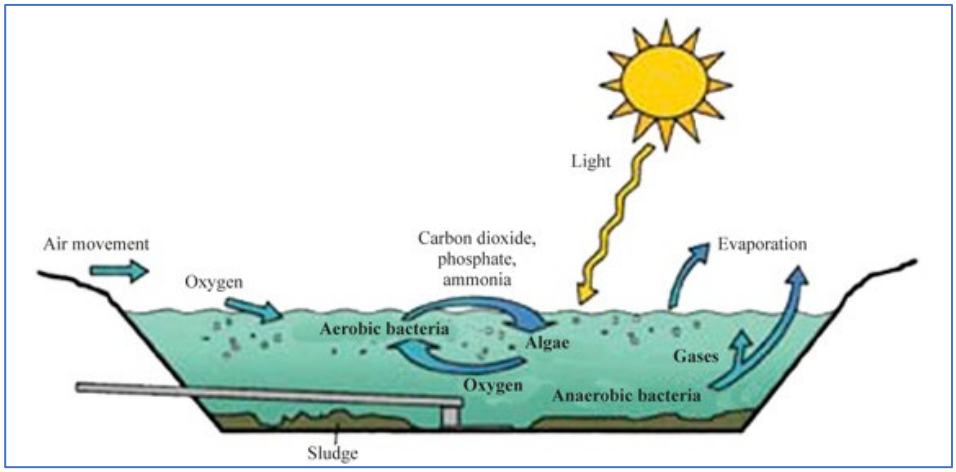
Proposed Motion 081225.05
Be it resolved that Council approves the third and final reading of proposed By-Law C.01.01: Fire Protection and Prevention.
Moved by _____ | Seconded by _____.

b. PROPOSED POLICY P.06.01: DISPOSITION OF MUNICIPAL ASSETS. This new policy clarifies rules regarding the disposition (including sale) of municipal assets and has been reviewed by the By-Law & Policy Committee.

Proposed Motion 081225.06
Be it resolved that Council approves the first and final reading to enact proposed Policy P.06.01: Disposition of Municipal Assets.
Moved by _____ | Seconded by _____.

c. LAGOON INLET REPAIR. CBLC, the Canadian engineering firm with an office in Moncton, estimates that it will cost $30,000 to repair our main inlet at the lagoon. The Rexton lagoon

was built in the 1970s. It is a solar bacteria lagoon that uses sunlight, wind, bacteria, and natural processes to break down organic materials and remove pollutants from wastewater. The graphic below shows the main elements of a solar bacteria lagoon.



In our lagoon, untreated wastewater passes through an inlet manhole (the “main inlet”) and then travels through a 700-foot pipe to the far end of the lagoon. After that, natural processes clean the wastewater as it returns to the near end, where it exits through an outlet and is channelled into the river.

This year, engineers from TransAqua, CBCL, Gemtec, and Dillon Consulting all confirmed that the main inlet was damaged. As a result, untreated water was leaking around the inlet, which means that it would not travel through the 700-foot pipe, which means that it would not be processed. To fix this problem, the inlet must be repaired.

The damaged inlet helps to explain why 3 of 6 scores in our wastewater tests were non-compliant, which caused the Department of Environment and Local Government to audit our lagoon. In addition to the damaged inlet, two other factors were potential contributors to our non-compliant scores: (1) dye tests showed that the 700-foot pipe was also leaking and (2) the lagoon has never been dredged (if there is too much sludge build-up, natural treatment processes will not function properly).

It is likely that the pipe repair/replacement will be much more expensive than the inlet repair. However, unlike the inlet repair, pipe repair or replacement may qualify for funding from the Regional Development Corporation (RDC) at the province, which has a program to support wastewater infrastructure upgrades that can be tied to housing development.

Lagoon dredging, which can no longer be paid for through the CCBF program, may not qualify for RDC funding, as it is considered to be more maintenance than upgrade. However, if we upgrade our lagoon by installing aeration devices or a curtain, we may be better aligned to receive RDC funding. We plan to apply for funding for general lagoon upgrades later this year, working with CBCL to determine the what, the when, and the how.

To follow the advice of our engineers and to take action to improve our wastewater test scores, we must complete the inlet repair immediately. To pay for the repair, we will use operating funds, as the Municipality does not have sufficient capital funds to cover the cost (most of the $131,000 in utility capital funds now will be used to pay for the now completed Wastewater System Upgrade project). In its 2025 utility operating budget, the Municipality allocated $30,000 for repair & maintenance.

Proposed Motion 081225.07

Be it resolved that Council approves the administration to complete the lagoon repair as described, to be paid for with operating funds.
Moved by _____ | Seconded by _____.

d. DEBENTURE FOR FIRE TRUCK. Earlier this year, on May 13, 2025, Council approved the purchase of a new fire truck for the Rexton Fire Department at a net cost (after HST rebate) of $871,187. To cover this cost, the administration planned to take $523,125 from CCBF funds and $348,063 from internal capital funds.

However, since we may need to invest significant funds to upgrade our lagoon, and since we do not have significant utility capital funds and do not anticipate significant surpluses in our utility operating fund, it makes sense to use CCBF funds to upgrade the lagoon. Regrettably, at present, we cannot say with accuracy how much the lagoon upgrade will cost, or at what level it will be subsidized by the RDC.

However, what we can do is take out a debenture to pay part of the cost for the Fire Truck, which will leave more capital in the CCBF for a lagoon upgrade. It would also leave more CCBF capital to pay for the community center project (if they run over budget). As well, if we take out a debenture and then don't end up needing all of it, or any of it, we can pay it off early to avoid long-term interest costs.

Using CCBF funds for a utility capital project instead of a general capital project also helps us because we have a strong surplus position in our general operating budget and a tight deficit position in our utility operating budget.

For these reasons, we recommend that the Municipality applies for authorization from the MCBB to borrow $350,000 over 10 years to purchase the Rexton Fire Truck. This will leave up to $350,000 available for a lagoon upgrade project.

Proposed Motion 081225.08
Be it resolved that the Municipality of Five Rivers submits to the Municipal Capital Borrowing Board an application for authorization to borrow for a capital expense for the following purpose, term, and amount.

Purpose	Amount	Term
Fire Truck for Rexton FD	$ 350,000	10 Years

Moved by _____ | Seconded by _____.

e. LION'S CLUB WATER SYSTEM UPGRADE. The Rexton Lion's Club operates out of a building at 145 Main Street that is owned by the Municipality. Earlier this year, the leadership of the Lion's Club asked the Municipality to repair and/or upgrade three parts of the property: (1) the water system, (2) the electrical system, and (3) the kitchen. After receiving these requests, and in consultation with Lion's Club leadership, the administration determined that the water system was the most urgent matter. The municipality then applied for and received a Community Investment Fund (CIF) grant in the amount of $7500 for this project.

The problem with the water system was (and is) as follows. At times, the building does not provide enough water to simultaneously use the kitchen and the washrooms, which can be inconvenient and problematic during Club events. The likely cause is one of two things: the water pipe from the building to the well or the well itself. To determine the cause, the site must be excavated so contractors can inspect the pipe and the well.

If the pipe needs to be repaired or replaced, the cost is expected to be $5000 to $7500. If the well needs to be replaced, the cost could be $15,000 or more. The administration considers this a serious problem that warrants attention before winter. Left unaddressed, the problem could worsen, making the building unusable. The administration recommends that we move forward with the excavation and repair up to $20,000, with the first $7500 to come from the CIF grant and any balance to come from the General Operating Reserve Fund (which has approximately $31,000). If the repair is estimated to be more than $20,000, the matter will be returned to Council for decision.

Proposed Motion 081225.09
Be it resolved that Council approves the administration to remove up to $12,500 from the General Operating Reserve Fund to pay for repairs to the water system at the Rexton Lion's Club building.
Moved by _____ | Seconded by _____.

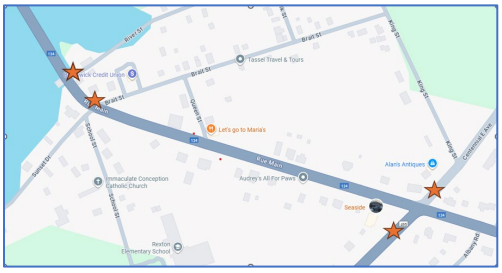
f. AGE FRIENDLY COMMUNITY COMMITTEE. To qualify as an age-friendly community, Five Rivers must form a committee consisting of two to three Councillors and two to three residents. Once Five Rivers forms an AFC Committee, Five Rivers will be recognized on the provincial AFC map.

Proposed Motion 081225.10
Be it resolved that Council approves Councillor [TBD] to become a member of the Age-Friendly Community Committee.
Moved by _____ | Seconded by _____.

Proposed Motion 081225.11
Be it resolved that Council approves Councillor [TBD] to become a member of the Age-Friendly Community Committee.
Moved by _____ | Seconded by _____.

Proposed Motion 081225.12
Be it resolved that Council approves Councillor [TBD] to become a member of the Age-Friendly Community Committee.
Moved by _____ | Seconded by _____.

g. SIGNAGE LOCATION – STREET SIGNS. The administration has proposed the placement of eight (8) new street signs, four north of the bridge (on Water, Church, Bonar Law, and North) and four south of the bridge (River, Brait, Centennial E and Centennial W).



Proposed Motion 081225.13
Be it resolved that Council approves eight new street signs to be produced and installed on Main Street as proposed by the administration.
Moved by _____ | Seconded by _____.

h. SIGNAGE FOR FORMER MAYORS OF REXTON. Members of the Richibucto River Historical Society have asked Five Rivers to support the development and installation of a monument sign to honor the former mayors of Rexton. The sign would be similar in size and appearance to the monument sign in Kenney Park of former Rexton resident and New Brunswick Premier, Sean Graham. The sign would be bilingual (English on one side, French on the other) and feature photos and bios for each former mayor. To date, a mock-up of the sign has not been developed, and the cost of the sign has not been estimated.

The administration proposes that rather than commit to design, build, and install a traditional monument sign at this time, it would be advisable to first develop the content for the sign, that is, to identify the photos and create the write-ups. The photos and write-ups could then be presented as videos on displays at the museum, the municipal office, and the recreation center, as well as other locations. In addition, the digital content could be presented on the municipal website.

Once the digital content is developed, the monument sign could be mocked up and costed, at which point Council could decide if and how to further support the project. The administration proposes that the Society should lead the effort to create the digital content and that municipal staff could assist them, for example, by converting their content into an MS PowerPoint slide and saved as an MPEG video, with or without narration.

Proposed Motion 081225.14
Be it resolved that Council approves the administration to assist the Richibucto River Historical Society to develop digital content to honor the former mayors of Rexton.
Moved by _____ | Seconded by _____.

i. UMNB RESOLUTION ON FIRE DEPARTMENT STANDARDS. The following resolution has been drafted for submission at the UMNB conference to be held this fall in Saint John.

WHEREAS municipalities are responsible to fund and staff fire departments in New Brunswick;

AND WHEREAS municipalities may oversee two or more fire departments with different

organizational assets and structures;

AND WHEREAS municipalities are responsible to approve the purchasing of specialized supplies, equipment, machines, and vehicles for Fire Departments;

AND WHEREAS municipalities oversee the staffing, training, and remuneration of Fire Department personnel;

AND WHEREAS the province indicted they would release standards for fire departments in 2025;

BE IT RESOLVED that the UNMB advocates to GNB to establish a set of provincial standards to guide municipalities in the management of Fire Departments.

Proposed Motion 081225.15
Be it resolved that Council approves the proposed resolution to be submitted to UMNB for the consideration of its members at its 2025 conference.
Moved by _____ | Seconded by _____.

12. New Business.

a. VARIANCE REQUEST (CORMIER). The owner (Norman Arsenault) of the property at 7 Beattie Street in Rexton (PID 25415811) seeks to build a semi-detached 80 x 30 house and an attached 10 x 24 garage in a multi-family residential zone (RM). According to the current Rural Plan, an RM zone is reserved for a multi-family dwelling with at least three (3) dwelling units. However, our planner (Micheal Cormier) at the KRSC has advised that in the new Rural Plan for Five Rivers, this property will be rezoned to Residential, which means that the semi-detached house and garage will be compliant.

Proposed Motion 081225.16
Be it resolved that Council approves the variance request submitted by the owner of 7 Beattie Street.
Moved by _____ | Seconded by _____.

b. NEW STREET NAME FOR SHOREWAY DEVELOPMENT. The Shoreway Development under construction requires civic addresses for their properties (PID 25125626), which requires the Municipality to choose a name for the new street in their development. Shoreway has recommended that the following names in order of preference: (1) Shoreway Avenue, (2) Shoreway Drive, and (3) Shoreway Street.

Proposed Motion 081225.17
Be it resolved that Council approves that the new street leading to the Shoreway Development be named "Shoreway Avenue".
Moved by _____ | Seconded by _____.

c. DEBENTURE TO PURCHASE MINI-TRACTOR AND TRAILER. The administration asks Council to approve the purchase of a new, multi-function mini-tractor (with multiple attachments) and a heavy-duty dump trailer for use by Public Works.

In the past, Rexton Public Works had 5 to 7 machines and vehicles: 3 pick-up trucks, 1 trackless, 1 tractor, and 1 dump truck. Today, Five Rivers Public Works has 4 machines and vehicles: 2 pick-up trucks (2012 and 2015), 1 trackless (1995 with 2015 refurb), and 1 tractor (1986). Unlike other municipalities of similar size and profile, Five Rivers has no dump trucks, loaders, excavators, back-hoes, bulldozers, skid steers, graders, or trailers. For this reason, we must rent this machinery or hire contractors to do related work.

CASE 1: PURCHASE MINI-TRACTOR. Since 2023, Five Rivers has paid the following amounts each year to rent machines and/or hire contractors for the following core services:

Service	Low	High
Snow Removal (Recreation Center)	$8500	$11,500
Snow Removal (Rexton Fire Dept)	$6000	$7500
Bush Cutting	$2500	$5000
Power Raking	$2500	$5000
Salting (Sidewalks, Parking Lots)	$4000	$6000
Misc (e.g., Skid Steer, Trailers)	$5000	$10,000
Total	**$28,500**	**$45,000**

Instead of renting or contracting, Public Works could do this work if the team had a mini tractor with the right set of attachments (blower, sweeper, bush cutter, mower, power rake, plow, front-end loader, grapple, etc.). The cost for the tractor with attachments before HST is

approximately $160,000 (see quote). A 10-year debenture at 6% interest would cost about $21,000 per year, or $7000 less than we would save in good years on rentals and contractors. In bad years, we could save considerably more.

Beyond reducing rental and contracting costs, the mini-tractor would provide these benefits:
• Extended life for other machines/vehicles (trucks, trackless, etc.)
• More services (ability to provide more services that we can't deliver today)
• Greater service quality (more control over quality and quantity)
• Greater service responsiveness & availability (no wait time to rent, transport, return, etc.)
• Greater overall efficiency (able to optimize use of machines & labor)
• Lower expenses & administrative overhead (to book and pay for rentals/contractors)
• Revenue from sale of 1986 tractor (estimated value of $8k to $10k)

CASE 2: PURCHASE DUMP TRAILER. At present, the Municipality does not have a dump truck or a dump trailer. Because of this, we regularly rent trailers to move machines or materials that will not fit in our pick-ups. Public Works thus recommends the purchase of a 14-foot, galvanized steel, heavy duty dump trailer with 5200 lb axles at an estimated cost of $15,000 to $18,000. The trailer would be expected to last 25 years or more. By purchasing it, we could avoid spending $5000 to $7500 each year on rentals. Assuming a 10-year term at 6%, we would pay about $2500 per year for the trailer, yielding a pay-back period of about 5 years.

Proposed Motion 081225.18
Be it resolved that the Municipality of Five Rivers submits to the Municipal Capital Borrowing Board an application for authorization to borrow for a capital expense for the following purposes, terms, and amounts.

Purposes	**Amount**	**Term**
Mini-Tractor for Public Works	$ 160,000	10 Years
Dump Trailer for Public Works	$ 18,000	10 Years

Moved by _____ | Seconded by _____.

a. PROPERTY FOR SALE: 45 BRAIT STREET. The Province of New Brunswick has advised the Municipality that it may purchase the property at 45 Brait Street in Rexton (PID 25146887) for the price of $12,500. If the Municipality does not purchase the property, it will go for public auction to the highest bidder. The administration advises Council to <u>not</u> purchase the property because we cannot see a future use that would benefit Five Rivers for its cost.

Proposed Motion 081225.19
Be it resolved that Council agrees to not purchase PID 25146887 from the Province of New Brunswick.
Moved by _____ | Seconded by _____.

b. HEAVY INDUSTRIAL PROPERTY TAX REVENUES FROM PROVINCE TO MUNICIPALITIES. Currently, the Province claims 50% of the property tax revenue from heavy industrial properties (wood mills, oil refineries, etc.). The City of Saint John seeks to claim 100% of this revenue on the basis that heavy industries exact a very heavy toll on municipal infrastructure, on municipal roads, water and sewer systems, and so on. According to the City of Saint John, 33 municipalities in New Brunswick would benefit from this change, including Five Rivers, which would receive an additional $53,000 in annual revenue.

Proposed Motion 081225.20
Be it resolved that Council supports the City of Saint John's proposal to request that the Government of New Brunswick should rebate all tax revenues for heavy industrial properties to municipal governments.
Moved by _____ | Seconded by _____.

13. Closed Session.

Motion 081225.21
To exit open session and go into closed session.
Moved by _____ | Seconded by _____.

a. Local Governance Act, Section 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, Section 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, Section 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.

d. Local Governance Act, Section 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.

Motion 081225.22
To exit closed session and return to open session.
Moved by _____ | Seconded by _____.

14. Date of Next Meetings.

a. Regular Meeting: September 9, 2025.

b. Committee of the Whole Meeting: September 30, 2025.

15. Adjournment.

Motion 081225.23
To adjourn meeting of Council.
Moved by _____ | Seconded by _____.