



Village of Baddeck

492 Chebucto Street
Unit 5, P.O. Box 63
Baddeck, Nova Scotia B0E 1B0

Monthly Village Commissioner Meeting

Wednesday, December 11th, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

Participants: Jennifer MacDonald (Chair), Bonnie Whyte, Dan McNeil, Denise Roberts,
Roman Braun-Huettner (VM)

Online:

Regrets:

The meeting was called to order at 4:00 PM by Com. MacDonald.

Com. MacDonald reads the land acknowledgment to the Mi'kmaq People.

1. Approval of/Additions to the Agenda

- a. Agenda was distributed on December 2, 2024.
- b. No additions were made
- c. Agenda was approved as distributed.

2. Disclosure of Conflicts of Interest

- a. No conflicts of interest

3. Approval of the Minutes from previous Regular Meeting: November 13, 2024

- a. Minutes from the regular meeting were distributed Dec 3, 2024. No corrections, errors, omissions, or additions were stated. The minutes were approved as distributed

4. Updates on the nomination period

- a. The newsletter was not in the mail drop due to the Canada Post strike.
- b. The nomination period will end on Dec 12 at 4:30 p.m.
- c. Residents will be updated with the results of the nomination period via social media.
- d. Com. MacDonald had an interview with CBC Radio about the Commission elections.
- e. In 2025, the Commission will have to look at the election bylaw in regard to special elections.



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5. Visitor Information Centre washroom

- a. The Village has a five-year agreement with BABTA, which expires in March of 2025. Under this agreement, the Village is paying for the sewer and water charges for the public washroom at the Visitor Information Centre.
- b. Some of the bills were unexpectedly large due to leaks. The Commission had a meeting with BABTA and the Municipality a few months ago to discuss how they can ensure that leaks don't occur or that they are fixed when they happen.
- c. The suggestion is to contact BABTA and have a discussion about reconsidering the terms of the agreement.

6. Sidewalk Winter Maintenance

- a. The Village Commission and the Municipal Councillors are having a meeting tomorrow at 2:00 PM specifically to discuss sidewalk winter maintenance.

7. Reports

a. **Waterfront Baddeck Committee**

- i. *Presented by Steven Goldthwait.*
- ii. *2024 was financially successful for the Wharf, with revenue growth.*
- iii. *The Waterfront Committee decided to set aside 15% of net income for the Capital Reserve Fund.*
- iv. *Updates on the Boardwalk project were presented.*
- v. *Discussion around purchasing infilled land.*
- vi. *Updates on the Freight Shed repairs were presented.*
- vii. *A suggestion was made to hire a grant writer.*
- viii. *2026 Bluenose visit planning.*

Motion to set the Wharf Capital Reserve Fund, moved by Com. Whyte, and seconded by Com. Roberts – All in favour – motion carried

Motion to allow the Village Manager and the Chair of the Waterfront Committee to make a decision, based on their strategic direction, to negotiate the purchase of the infill land, sales price up to \$10,000, around the boardwalk. moved by Com. Whyte, and seconded by Com. McNeil– All in favour – motion carried.

Motion to accept the new Waterfront Committee member Adam Pemberton. moved by Com. Roberts and seconded by Com. McNeil– All in favour – motion carried.



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b. Audit Committee:

- i. no report

c. Wharf Manager

- i. Presented by Denise Mulley

d. PW Report

- i. Included in VM Report

e. Accessibility Advisory Committee

- i. No Report

f. VM Report

- i. Presented by Roman Braun-Huettner
- ii. Volunteer insurance.
- iii. Infrastructure assessment study.
- iv. Water rate study.
- v. Water meter readings plan.
- vi. Tax bills due date.
- vii. Financial report: Reconciled statements and bank statements were shared with the Commission.
- viii. Electronic banking discussion.
- ix. HR: Hiring 20 hours for PW.
- x. HR: Applying for a grant for two students, each for 12 weeks

- **Motion to apply for two summer student positions moved by Commissioner Whyte, seconded by Commissioner Roberts. - All in favour – motion carried**
- **Motion to hire additional 20 hour week person for public works moved by Commissioner McNeil, seconded by Commissioner Whyte. - All in favour – motion carried**
- **Motion was moved by Com McNeil and seconded by Com Whyte to approve the Flowstar and Neptune invoices which are part of the Smart Meter changover project, as outlined in VM Braun-Huettners presentation to be covered by using CCBF money. All in favour - Motion carried.**

- **Flowstar invoice #2041344: \$ 5,398.73 (+HST)**
- **Neptune invoice #100006896: \$10,702.73 (+HST)**



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Motion to accept all reports as presented, moved by Com. McNeil, and seconded by Com. Whyte – All in favour – motion carried

8. Baddeck and Area Planning Advisory committee need a member.
9. Correspondence
 - a. Sharing driveway with Baddeck Academy. An agreement about the use and maintenance of the shared driveway needs to be developed.
10. General Public Input
 - a. Question about audit statements.
11. Adjournment

Adjourn at 5:25pm by Com MacDonald, next meeting is January 08, 2025 at 4.00 p.m.



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Signatures:

Minutes approved

Jennifer MacDonald Jan 22/25
Com. Jennifer MacDonald Date

Minutes approved

D. McNeil Jan 22, 2025
Com Daniel McNeil Date

Minutes approved

MBW Jan 22, 2025
Com. Bonnie Whyte Date

Minutes approved

Denise Roberts Jan 22/25
Com. Roberts Date

Certified by

B. Braun-Huettner Jan 22/25
Roman Braun-Huettner (Village Manager) Date