



Village of Baddeck

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

Monthly Village Commission Meeting Wednesday, August 13, 2025

Participants: Jennifer MacDonald (Chair), Gary Crowder, Denise Roberts, Bonnie Whyte, Anna MacDonald, Roman Braun-Huettner (Village Manager)

Online:

Regrets:

1. Call to Order and Land Acknowledgement
 - a. The meeting was called to order at 6:30 pm
 - b. A land acknowledgement was made, recognizing that the meeting was taking place in Unama'ki, the unceded and ancestral territory of the Mi'kmaq people.
2. Approval of/Additions to the Agenda
 - a. Two items were added to the agenda:
 - i. - Addition of a formal motion to approve the 2025–2026 Village Budget (missed at the AGM)
 - Addition of "Correspondence/Recognition" for acknowledgments and incoming correspondence.
 - b. Decision: Agenda was approved as amended.
3. Disclosure of Conflicts of Interest
 - a. No conflicts of interest were declared.
4. Approval of Minutes – June 11th, 2025
 - a. The minutes of the June 11, 2025, meeting were reviewed. No errors or omissions were noted.

Motion to approve minutes as presented. Moved by Commissioner Crowder and seconded by Commissioner Roberts. All in favour – motion carried.



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5. Association of Nova Scotia Village (ANSV) – Staff Position Proposal

- a. The Commission discussed ANSV's proposal to hire a part-time staff member to assist with advocacy, coordination, and administrative functions. Funding options were reviewed:
 - i. Population-based.
 - ii. Residential tax revenue-based.
 - iii. Flat-rate.
- b. For Baddeck, the projected cost is \$1,300–\$1,900 annually, depending on the model chosen by ANSV. Commissioners agreed on the benefits but opted to set a cap on the contribution to limit future budget impacts.

Motion to include a budget line item for the ANSV staff position, capped at \$2,500 annually. Moved by Commissioner Whyte and seconded by Commissioner Anna MacDonald. All in favour – motion carried.

6. Premier and MLA Visit

- a. Premier Houston and MLA Timmins toured the waterfront, expressed support for Village projects, and discussed timelines for the engineering and infrastructure assessment and upcoming capital needs for water and wastewater upgrades.

7. Approval of 2025-2026 Budget

- a. The budget, previously reviewed at the AGM, was re-circulated for formal approval.

Motion to approve the 2025-2026 Village budget as distributed. Moved by Commissioner Crowder and seconded by Commissioner Roberts. All in favour – motion carried.

8. Election Bylaw Review

- a. The Commission agreed that the election bylaw (2023) needs amendments to address short special election timelines and limited public engagement due to single-seat elections. Staff directed to prepare proposed amendments for September meeting (first reading).

9. Tax Exemptions vs. Grant Policy

- a. The Village currently has no tax exemption bylaw and cannot grant property tax exemptions. Commissioners reaffirmed their preference for a grant policy to allow case-by-case, time-limited support to community organizations. Draft policy from December 2023 to be reviewed in September. Roman to survey other villages on their practices.



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10. Waterfront Baddeck Report

- a. Construction: Boardwalk progressing despite delays caused by travel disruptions, materials, and strikes.
- b. Wharf Activity: Slightly fewer vessels than 2024; one superyacht visit scheduled in late August. Full seasonal report in October.

11. Water & Public Works Report (Village Manager)

- a. Accessibility: The Baddeck Lions Club installed a new walkway to ferry and Mobi Mats on Kidston Island via accessibility grant.
- b. Events: Successful Festiville with high attendance. Village garbage placement and volunteer clean-up kept the waterfront tidy. The Fire Department raised emergency access concerns.
- c. Signage: RFQ closed with four bids; coordination with the Municipality's wayfinding strategy. Installation targeted for spring 2026.
- d. Tax Exemptions: Village water utility properties outside boundaries are now tax-exempt; ongoing work for leased well sites.
- e. SCADA Outage: Power failure disabled remote monitoring and alarms; manual checks implemented. Exploring backup communications and a generator.
- f. Leak Repairs: Multiple leaks repaired; some deferred until post-season.
- g. Reservoir Management: Old reservoir levels monitored; irrigation to the golf course suspended to protect firefighting reserve. Seven beavers were removed to restore water flow to the green hydrant.
- h. Greg Campbell Visit: Village Manager met with Greg Campbell (CBRM Water Utility) to review their leak detection system. Opportunities identified for Baddeck staff to attend training sessions and share best practices.
- i. Accounts Receivable (July 31): Taxes – \$314,000; Water – \$120,000 (down from June's combined \$686,000).

Motion to approve the WFB and Village Manager reports as presented. Moved by Commissioner Whyte and seconded by Commissioner Crowder. All in favour – motion carried.

12. Festival Recognition & Safety

- a. The Commission will send letters of appreciation to:
 - i. Festiville Organization
 - ii. Lions Club – Accessibility projects
 - iii. Alderwood Group – Assistance and support for Accessibility projects.



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13. Correspondence

- a. Paving Coordination: Request to Municipality for District 3 paving schedule to align with water/sewer projects.

Motion to send the compiled package for sidewalk plowing and maintenance to District 3 Councillor Jess Kerr and set up a meeting with him to discuss the sidewalk topic. Moved by Commissioner Crowder and seconded by Commissioner Anna MacDonald. All in favour – motion carried.

- b. Winter Sidewalk Maintenance: Reiterated Village will not provide service without funding; requested \$29,000 reimbursement for the past season
- c. Back Road Race: Organizers directed to the Municipality for road closure authority.

Next Meeting will be held on Wednesday September 10, 2025

14. Adjournment

- a. The meeting was adjourned at 7:49pm by Com Whyte



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Signatures:

Minutes approved

Jennifer MacDonald
Com. Jennifer MacDonald

Sept 10/2025
Date

Minutes approved

Bonnie Whyte
Com. Bonnie Whyte

10 Sept/25
Date

Minutes approved

Absent
Com. Denise Roberts

Date

Minutes approved

Gary Crowder
Com. Gary Crowder

Sept. 10, 2025
Date

Minutes approved

Anna MacDonald
Com Anna MacDonald

10 Sept 2025
Date

Certified by

Roman Braun-Huettner
Roman Braun-Huettner (Village Manager)

2025-09-10
Date