



Village of Baddeck

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

Monthly Village Commission Meeting

Wednesday, October 9, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

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

Online:

Regrets:

The meeting was called to order at 6:30 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 October 7, 2024.
- b. Addition to Agenda: Victoria County Council
- c. Agenda was approved as distributed.

2. Disclosure of Conflicts of Interest

- a. Com. MacNeil states a conflict of interest regarding the employee handbook. His wife Kerianne McNeil is employed with the Village of Baddeck.

3. Approval of the Minutes from previous regular meeting: September 11, 2024

- a. Minutes from the regular meeting in September were distributed on October 4, 2024.
- b. A spelling error was mentioned which will be corrected
- c. No other corrections, errors, omissions, or additions were stated. The minutes were approved as distributed

4. New Commissioner Denise ROBERTS

- a. Anna MacDonald swears in the nominated Commissioner Denise ROBERTS
- b. Commissioner Denise Roberts introduces herself to the attendants.

5. Victoria County Council

- a. Next council Meeting is on Oct 17, 2024.
- b. Available Commissioners will go the County meeting
- c. Zoning by-law 2nd reading is postponed to October 17.



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- d. *Baddeck Area Advisory Committee: Clarification will be requested why Baddeck is not part of the Zoning bylaw*

6. Employee Handbook

- a. *Com. McNeil states a conflict of interest and leaves the room.*
- b. *Maternity Leave and parental Leave part was missing in the handbook.*
- c. *Maternity & Parental Leave: Employee Handbook Considerations*
 - i. *EI Waiting Period: VOB provides 75% of salary (1 week)*
 - ii. *Pregnancy Leave: VOB provides top up to 75% of salary for 6 weeks*
 - iii. *Parental Leave: VOB provides top up to 75% of salary for 11 weeks*
 - iv. *Estimated cost to the village approximately \$2000-\$7500 per year*

Com. Whyte moved a motion to include the maternity, pregnancy, and parental leave suggestions, noted above in the Employee Handbook. Seconded by Com. Roberts. All in favour – Motion carried.

7. Nomination of a Vice Chair of the Commission

- a. *Com. Whyte accepts the Vice Chair position*

8. Introduction

- a. *Nataliia Dmytriyeva is the new Clerk for the Village of Baddeck and will fill in for Kerianne McNeil's maternity leave. Janet Dufour quit after one week because she found a position in Sydney*

9. Nominations to Committees

- a. *Accessibility Advisory Committee: Com. Roberts*
- b. *Audit Committee: Com. McNeil*
- c. *Waterfront Baddeck: Non-Voting Members Com. Roberts and Com. Whyte*
- d. *Source Water Protection Plan: Com. MacDonald*



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10. CBCL presentation

- a. **Holly Sampson**, Project manager CBCL presents the status of the infrastructure assessment study for the water utility to the Commission
- b. **Highlights:**
 - i. High pressure in low areas like Water Street. Recommended pressure 85 PSI; at Water Street more than 100 PSI → Recommendation: pressure reducing valves
 - ii. Low pressure areas on top of the hill: booster pumps will be Recommended in these areas
 - iii. Lots of dead ends of water lines. Piping should be looped
 - iv. Pipe sizing in areas is too small. 6" pipes are mandatory for fire protection. Baddeck has 4" pipes installed in certain areas.

11. Reports

a. **Financial reports**

- i. Reconciled statements and bank statements were shared with the Commission.

b. **Waterfront Baddeck Committee**

- i. Presented by Steven Goldthwaite
- ii. Request for bridge financing of \$96,000 until the funds for the new boardwalk construction are released. Repayment will happen in January or February 2025. If the bridge financing can not be approved the boardwalk project will be delayed for 1 year.

Motion to approve bridge financing of \$96,000 until January/February 2025 was moved by Com. McNeil and seconded by Com. Whyte. All in favour – motion carried

- iii. Request of a Maildrop for call of new Committee members for WFB. The plan is to send it to all the water accounts on file at the village office until the end of the week. Maildrop is prepared.
- iv. Volunteer Day for Kidston Island Lighthouse: A group of volunteers will do work on the lighthouse and put the missing window in.

c. **Audit Committee:**

- i. no report. Meeting is on October 16, 2024

d. **Wharf Manager**

- i. Presented by Denise Mulley
- ii. Floating Docks will be taken out of the water on October 24, 2024

e. **PW Report**

- i. Included in VM Report.



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f. Accessibility Advisory Committee

i. No Report

g. VM Report

i. Presented by Roman Braun-Huettner

ii. Addition: Thanks to Ron MacIntyre taking the time and help with the infrastructure assessment study.

CCBF Funds for Smart Meter installation:

- Presentation of Flowstar Invoice #2040409 (Sept 5, 2024) for large meters:

Motion was moved by Com Whyte and seconded by Com McNeil to approve the Flowstar invoice as outlined in VM Braun-Huettner's presentation to be paid by CCBF funds. All in favour - Motion carried.

Flowstar invoice #2040409: \$ 37,054.48 (+HST)

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

h. No correspondence

Meeting adjourned at 8:24 by Com. McNeil, next meeting is November 13, 2024



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Signatures:

Minutes approved


Com. Jennifer MacDonald Date

Minutes approved

ABSENT
Com. Daniel McNeil Date


Minutes approved


Com. Kenneth MacKinnon Date

Minutes approved


Com. Bonnie Whyte Date

Minutes approved


Com. Roberts Date

Certified by  2024-11-13
Roman Braun-Huettner (Village Manager) Date