



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

Monthly Village Commission Meeting ***Wednesday, June 11th, 2025***

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

Online:

Regrets: Bonnie Whyte

1. Call to Order and Land Acknowledgement

- a. This 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. The agenda was distributed in advance. Two additions were made under Correspondence
 - i. A letter from the Cabot Trail Relay Committee
 - ii. A discussion item related to tax exemptions

Motion to Approve the amended agenda: carried

3. Disclosure of Conflicts of Interest

- a. No conflicts of interest were declared

4. Approval of Minutes – May 14th, 2025

- a. Minutes from the May 14th meeting were previously distributed. No changes or corrections were noted.

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

5. Notice of Nomination Period

- a. There are two upcoming vacancies on the Commission
- b. Nomination period: June 12-19, 2025, 9:00 AM – 4:30 PM



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- c. Nomination forms are available online and at the Village Office
- d. Five signatures required from registered electors

6. Notice of Election

- a. If more than two nominations are received:
 - i. Advance Poll: Tuesday, July 8th, 2025
 - ii. Election Day: Saturday, July 12th, 2025
 - iii. Notice has been issued, and the election procedures follow the existing by-laws

7. Reports

- a. Village Manager
 - i. Accessible Signage RFQ: released with Lions Club co-branding; locations finalized
 - ii. Walkway from parking lot to ferry dock: preliminary discussions with BYC; accessibility improvement goal
 - iii. Pickleball Courts: insurance has been submitted; volunteers completed cleanup, PW will help with patching
 - iv. Water Utility Infrastructure Report: Final report received; includes capital investment and mapping. Will be presented at AGM
 - v. Water Rate Study: Now launched based on final infrastructure report
 - vi. Tax Bills: 2025-2026 tax bills being prepared for mailing next week
 - vii. Baddeck Volunteer Fire Department: Land Transfer finalized
 - viii. Village Truck: old vehicle failed inspection; new truck acquired
- b. Financial Report
 - i. Accounts Receivable: Dropped from \$ 199,000 to \$ 156,000; expected to increase after July tax/water bills
 - ii. Public Concerns over Sewer Rate: low income residents, might have problems to pay the rates
 - iii. Commission Response: No rate increases during current term; revenue neutrality maintained
 - iv. Sewer System Update: CBCL infrastructure assessment ongoing; needed to address infiltration and long-term cost planning
 - v. Future Discussions: Sewer and water rates to be addressed at AGM; cost of living challenges noted.
- c. Public Works
 - i. Smart Meters: 50 still to be installed
 - ii. Hydrants: 3 repaired and tested
 - 1. Inverary Resort
 - 2. Jessica Wong Ln ➔ Opposite side of Giseles



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- 3. Twining Street → further down from the COOP
- iii. Water Line Testing: Pressure testing underway on new line at boardwalk
- iv. Paving Plans: Waiting for TIR decision on Water Street paving
- v. Line Replacement: A second section of high-pressure pipe will be replaced this year to avoid future failures

Motion to approve Village Manager and Public Works reports as presented. Moved by Commissioner Crowder and Seconded by Commissioner Roberts. All in favour – motion carried.

- d. Waterfront Baddeck Committee – Steven
 - i. Power Supply for Kidston Island: NS Power will no longer service the island
 - 1. Solar Option: Installation planned by July 1st
 - 2. Cost Comparison: Solar is \$ 36,000 vs. submarine cable is \$ 150,000
 - ii. Boardwalk Work
 - 1. The road to be closed 24/7 for 3-4 weeks
 - 2. Over 35 signs required for detour per TIR
 - iii. Parking (Bras D'Or Yacht Club)
 - 1. Realignment added accessible spaces
 - 2. Proposal for designated spots for Winstar and CBI sailing boats pending EDPC compliance
 - iv. Dinghy Dock
 - 1. Purchased a used Dinghy dock
 - 2. Dock to be installed at Yacht Club property: letter of support obtained
 - 3. Dock fee: \$100 per boat/season
 - 4. Wharf Operations Manual: submitted as a living document for the 2025 season

Motion to approve Waterfront Baddeck's report, including recommendations to purchase a dinghy dock (in collaboration with BYC), Wharf operations manual, and dedicated parking spots on the wharf for businesses on the wharf pending EDPC Clarification about public parking. Moved by Commissioner Crowder and seconded by Commissioner Roberts. All in favour – motion carried.

- e. Wharf Manager
 - i. Early Season Activity: Wharf is active



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- ii. Garbage and Maintenance: Already underway; coordination with Lions Club
- iii. Maintenance Calendar: in use for the 2025 season

8. Annual General Meeting

- a. Date: Monday, June 23rd, 2025
- b. Time: 6:30 PM
- c. Location: Masonic Hall
- d. Agenda Items:
 - i. Strategic priorities
 - ii. Water and sewer budgets
 - iii. Committee reports
 - iv. Infrastructure overview

9. Correspondence

- a. Resident Letter – Twining Street Stormwater Runoff
 - i. Concerns shared about flooding and runoff
 - ii. Matter referred to EDPC and Public Works
 - iii. Staff asked EDPC to require stormwater management plans for future subdivisions
- b. Emails – Garbage Collection & Flower Beds
 - i. Residents are concerned about:
 - 1. Removal of garbage cans on Main Street
 - 2. Lack of flower beds/planters
 - ii. Staff and Commissioners explained cost-cutting measures, inflation, and expanded obligations (e.g. insurance, leases)
 - iii. Discussion included:
 - 1. Possible funding partnerships
 - 2. Mobile vendors permit fees
 - 3. Volunteers helping plant



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- iv. \$5,000 Donation: Offered by local businesses for flower beds and garbage support this year
 - v. Audit Committee to explore: Tax receipts for donations
- c. Meeting with BABTA
- i. Topics Discussed
 - 1. Co-branded signage
 - 2. Garbage bins at the VIC
 - 3. Website alignment
 - 4. Beautification roles
 - 5. Grant-writing clarity

10. General Public Input

- a. Concerns Raised:
 - i. Sewer rates fairness
 - ii. Overflowing garbage cans
 - iii. Aesthetic decline (flowers, signage, lighting)
 - iv. Lack of clarity about the Village and community group responsibilities
- b. Suggestions Made:
 - i. Change for mobile vendor permits and reinvest in beautification
 - ii. Volunteer-run flower bed projects
 - iii. Improve signage and lighting in collaboration with private entities (e.g. Winstar)
- c. Clarifications from Commissioners
 - i. Previous services (flowers, benches, etc.) were subsidized or donated
 - ii. Many things expected from the Village are outside of its core budget
 - iii. Residents encouraged to attend AGM for budget and planning session

11. Adjournment

- a. The meeting adjourned at 8:03 PM



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Signatures:

Minutes approved

Jennifer MacDonald August 13/25
Com. Jennifer MacDonald Date

Minutes approved

Bonnie Whyte August 13/25
Com. Bonnie Whyte Date

Minutes approved

Denise Roberts Aug 13/25
Com. Denise Roberts Date

Minutes approved

Gary Crowder August 13/2025
Com. Gary Crowder Date

Minutes approved

TBD Date

Certified by

Roman Braun-Huettner 2025-08-13
Roman Braun-Huettner (Village Manager) Date

b.