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

Monthly Village Commission Meeting

Wednesday, February 11, 2026

Location: Village Office, 492 Chebucto St, Baddeck
Start Time: 6:30 PM

Participants: Commissioner MacDonald (Chair), Commissioner Whyte (Vice Chair) Commissioner Crowder, Commissioner A. MacDonald, Commissioner Roberts, Roman Braun-Huettner (Village Manager)

Regrets:

Online:

---

1. Call to Order and Territorial Acknowledgment

The Chair called the meeting to order at 6:30 PM and acknowledged that the meeting was being held in **Unama'ki, the ancestral and unceded territory of the Mi'kmaq people.**

---

2. Approval of Agenda

The agenda had been circulated in advance.

Additions:

- Accessibility Committee update (to be added under Reports).
- Correspondence regarding parking and related matters.

Motion: To approve the agenda as amended.

---

3. Disclosure of Conflict of Interest

No conflicts of interest were declared.

---

4. Approval of Minutes (January 14, 2026)

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

Minutes from the January 14, 2026, meeting were circulated in advance.

No errors or omissions were noted.

Motion: To approve the minutes of the January 14, 2026, meeting as circulated.
Moved by: Commissioner Whyte
Seconded by: Commissioner Crowder
All in Favour. Motion carried.

---

5. Wastewater Treatment Plant Infrastructure Assessment (CBCL) Reports

5. Wastewater Treatment Plant Infrastructure Assessment (CBCL)

Holly Sampson (CBCL) joined the meeting to present the findings of the Wastewater Treatment Plant Infrastructure Assessment.

Key Findings:

- **Plant Capacity:**
  - Average daily flow is operating at approximately 95% of design capacity.
  - Maximum day flows are within design limits, though exceedances occur during high-flow events.
  - Inflow and infiltration (I&I) are contributing to elevated flows.
- **Mechanical & Process Equipment:**
  - Grinder requires replacement; fine screening alternatives were explored but deemed cost prohibitive.
  - One UV module is not functioning; UV intensity monitors also not working.
  - Six E. coli exceedances were noted in reviewed samples (January–October 2025), likely linked to UV system performance.
  - Blowers, pumps, and diffusers are nearing or beyond expected service life.
  - Sludge dewatering centrifuge is out of service; liquid sludge is currently being hauled at significant cost.
- **Sludge Management:**
  - Current sludge hauling costs are approximately $15,000 annually.

  - Dewatering (centrifuge or Fournier press) would significantly reduce hauling volume and long-term costs.
  - Under-wasting sludge can negatively affect plant performance.
- **Electrical & Building Code Compliance:**
  - The facility does not meet current electrical code requirements for hazardous classifications.
  - Major upgrades may trigger requirements to bring the facility into full compliance, potentially increasing costs.
- **Future Development:**
  - Limited additional residential connections may be accommodated.
  - Significant development (e.g., large subdivisions or high-strength commercial uses) could require a plant upgrade.
  - A pre-design study would be required for substantial expansion.

Discussion Highlights:

- Questions were raised regarding E. coli exceedances and UV system performance.
- Commissioners discussed potential funding implications and the need for capital planning.
- It was agreed to send the report to Councillor Kerr and invite him to discuss potential municipal support for infrastructure funding.

CBCL will return to present findings related to the collection system and lift stations once that report is complete.

---

6. Committee Reports

a) Waterfront Committee

- Portal update provided; operations and communications reviewed.
- Wharf signage included in signage project.
- Online booking system progressing.
- Engineering review of wharf structure proceeding with EXP.
- Commercial tenant updates noted.

- Revenue and marketing strategies to be discussed at a future meeting.
- Three-year budget planning underway.

b) Community Club

- Discussion regarding pickleball court resurfacing; emphasis placed on multi-use surfaces.
- Nursery School group interested in advancing playground plans.
- Grant opportunities being explored for phased site planning.
- Road allotment transfer remains pending with the Province, follow-up ongoing.

c) Audit Committee

The Audit Committee reviewed the draft consolidated financial statements for fiscal year ending March 31, 2022.

Motion: To approve and accept the Village of Baddeck Consolidated Financial Statements and the financial statements for the Water Utility for the fiscal year ending March 31, 2022, as recommended by the Audit Committee.
Moved by Commissioner Crowder
Seconded by Commissioner A. MacDonald
All in Favour. Motion carried.

Appreciation was expressed to Audit Committee members, including CPA volunteers Tracy Campbell and Gioia Usher.

Work is ongoing to complete 2023 and 2024 financial statements.

d) Accessibility Committee

- Waterfront accessibility improvements to be highlighted in an upcoming newsletter.
- Most objectives in the 2024–2027 Accessibility Plan (village-owned properties) have been completed.
- A separate Equity and Inclusion Committee will be established to address broader objectives not directly related to physical accessibility.
- Planning will begin for the next Accessibility Plan (2027–2030).

e) Village Manager Report

Water & Sewer:

- Water meter replacement program down to 8 remaining meters.

- Two water leaks identified: repairs pending warmer conditions.
- Nova Scotia Environment follow-up meeting scheduled.
- Sewer Treatment Plant report presented (see Section 5).
- Discussions underway regarding sludge dewatering collaboration with Inverness County.

Financials:

- Accounts receivable:
  - Taxes (90+ days): approx. $143,000
  - Water/Sewer: approx. $237,000
- Revenue trending higher than budgeted in water and sewer accounts.
- Draft 2026–27 budget to be presented in March.

Property Tax Collection Policy:
Revisions discussed, including:

- Installment payment flexibility.
- Removal of appeal language (to avoid confusion with property assessment appeals).
- Clarification of enforcement wording.

Motion: To approve the Property Tax Collection Policy as amended.
Moved by Commissioner Whyte
Seconded by Commissioner Roberts
All in Favour. Motion carried.

Other:

- Kidston Island lease updates underway.
- Fire Department property transfer progressing.
- Grant applications submission (Beautification, Recreation Facility Planning, etc.).
- Generator project pending tender documents.

---

7. Correspondence

- Invitation received from the Minister of Municipal Affairs regarding fire service modernization. Attendance optional.

- Draft letter to BABTA regarding parking, waste management, and seasonal readiness was discussed. Commissioners agreed to circulate for final comments before sending.

---

8. Next Meetings

- **March Meeting:** Wednesday, March 11, 2026
- **April Meeting:** To be moved to the third Wednesday of April.

---

9. Adjournment

The meeting adjourned at 8:51 p.m.

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

Signatures:

Minutes approved

Jennifer MacDonald Mar. 11/26

Com. Jennifer MacDonald *Date*

Minutes approved

Mar 11/26

Com. Bonnie Whyte *Date*

Minutes approved

Denise Roberts Mar 11/26

Com. Denise Roberts *Date*

Minutes approved

Gary Crowder March 11/26

Com. Gary Crowder *Date*

Minutes approved

11 March 2026

Com. Anna MacDonald *Date*

Certified by 2026-03-11

Roman Braun-Huettner (Village Manager) *Date*