



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

Village of Baddeck Commission

Regular Meeting Minutes

Date: March 11, 2026

Time: 6:30 PM

Location: Baddeck Village Office

Participants: Commissioner MacDonald (Chair), Commissioner Whyte (Vice Chair)
Commissioner Crowder, Commissioner Roberts, Roman Braun-Huettner (Village Manager),
Ashley Black (Public Works)

Regrets:

Online: Commissioner A. MacDonald

1. Call to Order

The meeting was called to order with a land acknowledgement recognizing Unama'ki as the ancestral and unceded territory of the Mi'kmaq people.

2. Approval of Agenda

- Agenda circulated in advance.
- Additions:
 - Correspondence from Theatre Baddeck
 - Municipal correspondence discussion

Motion: To approve the agenda as amended.

Moved: Commissioner Roberts

Seconded: Commissioner Crowder

All in favour. Motion carried

3. Disclosure of Conflict of Interest

- None declared.

4. Approval of Previous Minutes (Feb 11, 2026)

- Amendment: Remove reference to Councillor District 3.

Motion: To approve minutes as amended.

Moved: Commissioner Crowder

Seconded: Commissioner Roberts

All in favour. Motion carried



5. Condolences

- Condolences expressed to Councillor Fraser Patterson on the passing of his wife.

6. Major Business: 2026–2027 Budget Discussion

6.1 Revenue Overview

- Total projected revenue: approx. **\$1.5M**
- Key sources:
 - Property tax: ~\$336,000
 - Sewer: ~\$598,000
 - Water: ~\$305,000
 - Fire protection: ~\$127,000

6.2 Expense Overview

- Total projected expenses: approx. **\$1.685M**
- Major increases include:
 - Audit costs (MNP): ~\$120,000 (Finalizing missing statements)
 - Software and IT security
 - Water/sewer operations and maintenance
 - Professional fees and contingency costs

6.3 Financial Position

- Projected overall **deficit: ~(\$153,000)**
- Breakdown:
 - Tax: surplus (~\$14,000)
 - Sewer: surplus (~\$80,000)
 - Water: deficit (~\$250,000)

6.4 Key Discussion Points

- Water rate study underway; potential increase expected July 2026
 - Sewer rate may be adjusted to balance impacts
 - Depreciation reserves required for long-term infrastructure replacement
 - Grants and capital funding critical to sustainability
 - Need to prioritize projects vs. available funding
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6.5 Direction

- Revised draft budget to be presented in April
- Goal: approve **balanced budget** at April meeting

7. Committee Reports

7.1 Waterfront Baddeck

Key recommendations:

1. Fueling on Wharf

Motion to prohibit fueling on wharf

Commissioner Crowder abstained

Moved: Commissioner Whyte

Seconded: Commissioner Roberts

All in favour. Motion carried

2. Winstar Agreement

- 2-year renewal
- 5% rate increase
- Remove passenger discount
- No fueling/sewage/vehicles without authorization

3. RFP for Wharf Operator

- Due to Sailing CBI departure

4. **Motion: Approve Windstar agreement proposal and issue RFP**

Moved: Commissioner Whyte

Seconded: Commissioner Roberts

All in favour. Motion carried

7.2 Additional Waterfront Updates

- Boardwalk construction resumes April
 - Grand opening planned mid-July
 - Additional ACOA funding (~\$176,000) secured
 - Memorial plaque approved
 - Marketing and tourism initiatives ongoing
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7.3 Community Club

- Rotating chair established
 - Multiple grant applications underway
 - Site plan development (pro bono)
 - Long-term phased development (~\$600,000 estimate)
 - Continued maintenance planning required
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7.4 Audit Committee

- Audited statements completed to March 31, 2022
 - Posted publicly
 - Continuing work to bring statements current
 - Recruitment of additional public member ongoing
-

8. Staff Reports

8.1 Public Works

- Wastewater plant improvements:
 - No overflow during recent weather events
 - Improved treatment quality
 - Increased sludge handling required
 - Wharf inspection completed
 - New boardwalk/wharf furniture arriving
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8.2 Utilities & Operations

- Water rate study ongoing
 - Water meter replacements nearly complete
 - SCADA remote access improvements planned
 - Grinder replacement (~\$70,000) required
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8.3 Grants & Funding

- GRID Grant Funding of ~\$447,000 grant secured for:
 - Generators (water & wastewater)
 - Water line replacement (Water Street)
 - Concrete Reservoir upgrade
 - Turbidity meter installation at wells
- Connect2 grant cancelled (provincial program ended)
- Extension requested for MCGP; no response yet



8.4 Financial Update

- Accounts receivable reduced from \$380K → \$250K
- Improved collection efforts underway

9. Motions to Accept Reports

Motion: To accept all reports and recommendations

Moved: Commissioner Crowder

Seconded: Commissioner Roberts

All in favour. Carried

10. Correspondence

10.1 Theatre Baddeck

- Request for updated letter of support (grants)

Direction: Letter to be updated and submitted

10.2 Nova Scotia Health

- Evening clinic access information shared
- To be posted publicly (non-web distribution)

10.3 Municipal Representation (District 3 Vacancy)

- Discussion on Village representation at council
- Decision to draft letter to Warden/Deputy Warden
- Key topics to include:
 - Capital funding (water/sewer infrastructure)
 - CCBF funding equivalent
 - Sidewalk and operational services
 - Fire protection cost clarification

11. Public Input

- Questions regarding Community Club development timeline
- Response: phased approach, dependent on grants and planning

12. Next Meeting

Date: April 15, 2026 (rescheduled)

13. Adjournment at 8:19pm;

In Camera at 8:47; Out of Camera 9:30



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Signatures:

Minutes approved

Jennifer MacDonald April 15/26
Com. Jennifer MacDonald Date

Minutes approved

MBW April 15/26
Com. Bonnie Whyte Date

Minutes approved

Denise Roberts April 15/26
Com. Denise Roberts Date

Minutes approved

Gary Crowder April 15/26
Com. Gary Crowder Date

Minutes approved

Anna MacDonald 15 April 2026
Com. Anna MacDonald Date

Certified by

B-H 2026-04-15
Roman Braun-Huettner (Village Manager) Date