



## Village of Baddeck

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

# Annual General Meeting

**Tuesday, 2024-06-18**

*Village of Baddeck, Inverary Resort, Baddeck.*

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## Opening and Agenda

- The meeting was called to order at **6:33 PM**.
- A **land acknowledgment** was made recognizing the ancestral, unceded territory of the Mi'kmaq people.
- The **agenda was adopted without amendments**.
- **Minutes from the 2023 AGM** (June 28, 2023) were approved without corrections. Hard copies were available and also posted online.

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## Annual Report Highlights (July 1, 2023 – June 17, 2024)

### 1. Commission Composition

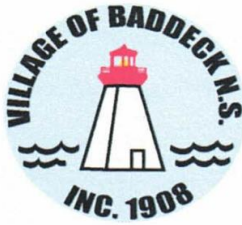
- **August 2023:** Commissioner Kenneth MacKinnon stepped down.
- **Jennifer MacDonald and Laura Flaherty** were elected; Laura Flaherty resigned in November after moving.
- Monthly Commission meetings were held on the **second Wednesday of each month**, with two exceptions due to weather and community events.

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### 2. Strategic Plan – 6 Focus Areas

#### a) Utilities: Wastewater & Water Treatment

- **\$221,000 grant** secured to upgrade both wastewater and water treatment systems.
- Completed Projects:
  - Critical **control panel and computer system** replacement (avoided risk of plant failure).
  - **Grinder repaired** to improve front-end filtering of solids.



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- **Certified operators** trained to meet provincial standards.
- Ongoing Issues:
  - **15 discharge events** in 2023 (occurring in all seasons), indicating **year-round capacity issues**, not just during tourism season.
  - **Stormwater infiltration** (from rain and snowmelt) contributes to overflow and system strain.
  - One **settling tank is still clogged**, and **dewatering system is obsolete**, causing inefficient sludge removal.

### b) Water Treatment & Distribution

- **Smart meter installation** almost complete (500 of 600 meters replaced); funded through former Gas Tax Fund.
- **Water usage limits exceeded** in March, July, August, September, October, November—indicating immediate well capacity issues.
- **Treatment plant runs nearly 24/7 in peak months**, nearing or exceeding operational limits.
- Environmental regulations limit how much water can be withdrawn daily.
- Leak detection improvements underway (repaired monitoring equipment and trained staff).

### c) Financial Planning & Administration

- **Audit Committee formed** to improve compliance, accountability, and transparency.
- Developed **Terms of Reference** for subcommittees (clarifying membership, voting rules, and financial oversight).
- **Accessibility Committee** and **Source Water Protection Committee** created and are actively implementing plans.
- Collaborating on **zoning and land use bylaws** with Victoria County.
- **Insurance claim and court proceedings** from past governance issues are still ongoing; sentencing expected in August 2024.



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### d) Community Engagement

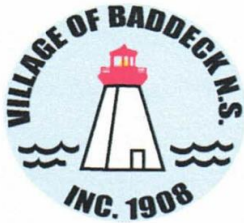
- Began including **land acknowledgments** at all meetings.
- Quarterly **newsletters distributed** (Sept, Jan, May).
- New **website launched**; transitioning away from the old Facebook page.
- Build relationships with **Victoria County Council and MLA Keith Bain**.
- **Public meetings held** for Waterfront Baddeck and Academy (Community Club) Property committees.
- Hosted a **climate change workshop** in March; planning more climate-focused initiatives.

### e) Public Space Management

- Focused on **village-owned spaces** (rather than managing non-village assets).
- **Waterfront improvements:**
  - Drainage fixes, new rain/sun shelter on wharf.
  - Hosted Navy ships and educational tall ships.
  - Supporting local business operations and public events.
- **Kidston Island & Lighthouse:**
  - Working with Lions Club, CBU, and other partners to monitor erosion and host tours.
  - Lighthouse foundation requires repair, planning for 150th anniversary in 2025.
- **Boardwalk Replacement:**
  - Estimated cost: **\$2.1M**.
  - Funding secured from the **municipality (\$75K)**
  - Hopeful construction will begin **late summer 2024**.

### f) Monitoring, Evaluation & Improvement

- Evaluating strategic plan implementation continuously.
- **Sewer bylaw revision** upcoming to align with new operational and environmental realities.
- Investing in **staff training and professional development** to build internal capacity.



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### Financial Report (Presented by Jerred Stephenson, NMP Accounting)

- Fiscal year: **April 1, 2023 – March 31, 2024**
- Overall **deficit of ~\$68,000** (improved from expected \$133,000).
- Fund Breakdown:
  - **Water Fund:** ~\$258,000 deficit (still under old UARB rates; to be corrected next year).
  - **Wharf Fund:** ~\$39,000 deficit.
  - **Sewer Fund:** Small surplus.
  - **Operating Fund (Property Tax):** Balanced.

### Key Financial Details:

- Revenues: **\$1.2 million**
  - Expenses: **\$1.3 million**
  - Largest expenses: **Wages & benefits (\$440K), Operations & supplies (\$560K)**
  - Water meter billing delays affected timing of revenue collection, now resolved.
  - Old debts (e.g., unpaid property taxes from 2021–23) are being collected.
  - **Cash reserves increased** due to grants received before fiscal year-end.
  - **Capital assets** valued at over \$10 million.
  - **Audit Schedule:**
    - 2022 audit in progress.
    - 2023 and 2024 audits expected by **September 2024**, ensuring full compliance.
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### Budget Presentation (By Roman Braun-Huettner, Village Manager)

#### Revenue Highlights:

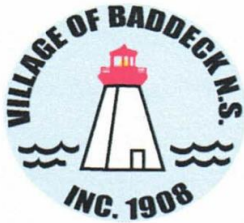
- Property tax rates unchanged (residential/resource: \$0.31/\$100; commercial: \$0.35/\$100).
- Fire protection rate increased to meet UARB mandate.
- Water & sewer revenues expected to increase due to **new metering and rate structure**.
- Additional revenue from:
  - **Sidewalk plowing agreements** (negotiation ongoing).
  - **Student employment grants**.
  - **Wharf fees and rentals**.
  - **Private hydrant/sprinkler billing**, newly tracked.

#### Expense Highlights:

- Salaries & benefits: **\$390K** (some savings due to in-house certification of operators).
- Operations & repairs: **\$321K** for water/sewer (aging infrastructure requires higher maintenance).
- Insurance: **\$40K**, expected to be reviewed.
- Professional services (including MNP): **\$96K**.
- Beautification: **\$17K** (some projects are grant-dependent).
- Staff training and leak detection equipment included.
- Charitable donations under review for alignment with the village's mandate.

#### Budget Status:

- **Projected balanced budget** with a small surplus.
- **Budget not yet approved**—awaiting agreement with Victoria County on services (e.g., snow clearing).
- Final approval expected at the **August 2024** meeting.



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### Capital Projects (Not Included in Operating Budget)

- **\$221K grant received** for control panel upgrades and generators at both plants.
  - **\$188K Gas Tax Fund** reserved (part allocated to complete meter project).
  - RFP for **engineering studies** (water, sewer, distribution) nearly ready.
  - Estimated shortfall of **\$460K** to complete priority infrastructure projects; more grants being pursued.
  - Working closely with MLA Keith Bain to support funding applications.
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### Commissioner Elections

- **Gary Crowder re-elected** after nomination period.
  - **Bonnie White elected** to replace vacant position.
  - Both took the Oath of Office during the AGM.
  - Bonnie Whyte brings a background in law and education, and is a recent but committed resident.
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### Final Comments & Public Input

- Emphasis on:
  - Continued push for **infrastructure investment**.
  - Importance of **fiscal responsibility**.
  - Community engagement and volunteerism are key assets.
- Feedback sought on how to **increase public turnout** at AGMs.
  - Consider adding a social or informal component in future years.
- Residents expressed appreciation for the Commission's professionalism, direction, and rebuilding of trust.

Meeting adjourned