



Village of Baddeck

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

Monthly Village Commissioner Meeting Wednesday, October 11th, 2023

Village of Baddeck Office 492 Chebucto St, Baddeck.

Participants: Jennifer MacDonald (Chair), Gary Crowder (Vice Chair), Laura Flaherty,
Kenneth MacKinnon, Dan McNeil

Absent:

Meeting called to Order at 6:30pm by Chair Jen MacDonald

Com Macdonald reads the land acknowledgement to Mi'kmaq People.

1. Addition to Agenda

- Agenda was presented to the Commission on Oct 6th and was approved for the meeting. No additions were made, and the agenda was approved as distributed.
- Request of conflict of interest; No conflict of interest was disclosed.

2. Approval of Minutes

Minutes from the regular meeting on Sept 13th were distributed to the commission by email on Oct 10th. **Minutes were approved by the commission.** No errors or omissions were stated.

3. Business arising from the Minutes:

- **Land acknowledgement:** In the last meeting it was decided to do the land acknowledgement in future meetings. It was planned to look out for best practices and contact the band office in Wagmatcook. Com MacDonald explained the village will do the same land acknowledgement as the municipality of VC.
- **Source water Protection Committee:**
 - The village received the 2015 SWPP. VM and Com MacDonald had a look at it. Not a lot of changes are necessary, except necessary appointments of technical advisor and Commissioner as members on the committee.
 - Nomination of members on the committee:
 - Technical Advisor: Scott MacLeod
 - Commissioner: Dan McNeil

Motion was moved by Com Flaherty, seconded by Com Crowder to nominate Scott MacLeod as technical advisor and Commissioner Dan McNeil for the SWPP-Committee which has to meet once every year. All in favour – Motion carried



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- **Water Meters upgrade:**

- UARB requires to pay the fees for water. There have been some users that did not have a meter or users that did not receive a water bill. UARB is not allowing grants in lieu.
- Following information will be put on the bill to notify the customers.
 - *"Thank you for your cooperation with the water meter installation. These meters will provide us with accurate readings of water consumption. Just as a reminder, as per the Nova Scotia Utility and Review Board requirements, every water user is required to pay both the base rate and the consumption rate as indicated on the billing and exemptions are not permitted. Failure to pay for the water service based on the billing will result in suspension of water service as per the regulations approved by the NSUARB. If you have questions, please contact the village office."*
- Grant Allocations: The village does not have a policy in place and will have a look at developing a policy for grant allocations on water.
- Com MacDonald explains if a grant is given to an account, it can't come out of the water account and has to be taken out of the general account. Tax money is used for the grant and a motion has to be moved to approve the grant.
- St. Peters is in the same situation. UARB is not allowing to grant water
- VM Braun-Huettner will reach out to other municipal units and ask how they deal with grants on water. The village will look for best practices.
- **UARB public hearing:** new date is December 14th, 2023. Mail drop was done, Cape Breton Post announced two times.

4. Budget

VM Braun-Huettner handed out print offs of the budget for fiscal year 2023-2024. The budget is based on a template from MNP. For the water account the numbers were taken out of the Water rate Study, to match these.

- a. The presented budget is attached to the minutes. VM states that it is not easy to put numbers together with not having accurate history of the past years. At this point the budget is ending up with a **deficit of \$133,000** which is caused by the water account
- b. The budget shows that the water account ends up with a deficit. The other accounts end up with a surplus. Too many repairs and a catch up with maintenance to become compliant, are causing high costs.

Motion was moved by Com McNeil, seconded by Com MacKinnon to approve the presented budget for the fiscal year 2023/24. All in favour – Motion carried.

5. Reports:

- **Water Front Baddeck**

- The minutes of the last meeting will be attached.
- Bill Marchant referenced the meeting minutes of the last WFB-Meeting which were sent to the commission and asks for questions. No questions were asked.



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- Com MacDonald asks Bill Marchant to bring the topic of waiving dockage fees back to WFB. The Vessel Alvei docked at the wharf and didn't have to pay fees. They were asked for a community session instead.
- A policy needs to be developed that clarifies when dockage fees can be waived and how they can be waived. Bill Marchant will bring it back to WFB to work on a policy. The policy should be in place before the next season.
- Denise Mulley mentioned the email that was sent to the commission. Adam Langley is working with the Halifax tall ship program and maybe the village can use it as well.
- Com Crowder mentioned the message about the group that welcomes incoming ships and asks for clarification who is part of the group and who is responsible for welcoming ships. Bill Marchant explains that John Langley is welcoming the cruise ships, Steven Goldthwaite is introducing himself to the crew of Super Yachts. Com Crowder asks for a clear protocol to know who is involved and what happens when a ship arrives.
- Com MacDonald is also asking for the development of an event policy for the wharf. Events are already happening, and it is important to have a policy in place that supports the events.
- Bill Marchant presents two more documents Steven G. prepared for the meeting:
 - Digital program for developing a booking/registration system and documentation system. WFB Baddeck applied for a grant (\$15,000) for developing a system. The program should include a survey as well.
 - Berthing agreements.
 - Com MacDonald clarifies if the grant is not approved the commission has to move a motion to give permission to WFB to use wharf funds for the development. There should be clarification until the November meeting if the grant was approved.
 - Cancellation Policy: There is no cancellation policy in place, and it should be developed as well. Other wharfs have one in place.
 - Comment from John Trickett: The Coast Guard College came to Baddeck. The Wharf Manager arranged that the Canadian Coastguard docked at the wharf and 50 students came to Baddeck for lunch. It was a very positive experience.
- **Baddeck Community Club**
 - BCC didn't have a meeting, no report.
- **Audit Committee**
 - Report was presented by VM and is attached.
- **Wharf Manager Report**
 - Denise Mulley presented the WM report.
 - Only four boats and one super Yacht docked at the wharf since the last meeting.
 - Schooner Alvei docked at the wharf for two days. Great experience to them and the Village. Captain (Jeffrey Jones) reported between 80 and 100 kids showed up to visit the schooner. Amada Langley was looking for social media for WFB, made contact to them and made this visit happen.
 - Winstar is operating daily.



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- Last cruise ship is coming in on Wednesday Oct. 18th. And floating dock will be removed on Friday Oct. 27th.
- **Public Works Report:**
 - Report was presented by Scott MacLeod.
 - Additions to the report:
 - There was an issue with one of the phone lines and the alarm wasn't sent out. Alan Benninger and Scott MacLeod checked on it. There was no water quality issue. Liam from Lynk was called and will investigate.
 - A question came up if the benches can be left out during the winter. There is a plowing issue with benches on the sidewalks, but they can be placed somewhere else. Scott MacLeod and VM will have a discussion about it. Some garbage cans will stay out as well.
- **Village Manager Report**
 - Report was presented by VM
 - Additions to the report:
 - VM will reach out to Gerry Isenor and ask whose responsible it is to fix the meter pits that are no safe, so the water meters can be changed in April.
 - Water meter installments: Com Crowder mentioned to reach out to all the plumbers in the region to let them know the water meters should be installed horizontal. Com Crowder will reach out to them.
 - Bridge to wells. VM will clarify with TIR if they are responsible for fixing the bridge. If not, the village has to fix it because it is part of the village's infrastructure.

Motion was moved by Com MacKinnon, seconded by Com McNeil to approve the presented reports of Waterfront Baddeck, Audit Committee, Wharf Manager, Public Works, Village Manager. All in favour – Motion carried

6. New business arising:

- **EDPC:**
 - Committee request on Baddeck Strategy planning (Advisory committee): There exists a document which will be worked on. EDPC wants to have a broader input and includes the village in the development and asked to send two commissioners (one should chair the committee) to the committee. Com Flaherty and Com Crowder (as Co-Chair) will be on the committee.
 - Com MacDonald will forward the email from Kristen (EDPC) to Com Crowder and Com Flaherty.

Motion was moved by Com MacKinnon, seconded by Com McNeil to nominate Com Flaherty and Com Crowder to sit on the committee. All in favour – Motion carried

- **John Bain (EDPC) did not come to the meeting.**
- **Terms of Reference for WFB: (attached)**



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- Com MacDonald explains the draft of the terms of reference. The commissioners, WFB, Patrick Lamey (Solicitor) and Ross MacDonald (Municipal Advisor) had a look at it.
- Com MacDonald states the most important points of the draft terms of reference and if necessary, amendments can be made.
- A few typos were mentioned which will be changed.
 - Numbering: K-L
 - Subgroup to Subcommittee

Motion was moved by Com Crowder, seconded by Com Flaherty to accept the terms of reference for subcommittees of the Village of Baddeck. All in favour – Motion carried

7. VHCC

- John Trickett, Jeanne Campbell and Dave Parkinson presented the new rink project to the commission.
 - The new facility should not only be a rink, it is designed as community space / recreation space. Also, the rink was kept in the black numbers for 50 years by volunteers.
 - Baddeck would lose one season without the rink because of the tear down
 - Vision for this facility is being open for 12 months (Gym, pickle ball, community space, etc.)
- Finance / Funding:
 - 55% funded by the feds
 - 37% funded by the province
 - 4% funded by the Municipality
 - 4% funded by Community Fundraising (\$500,000 are already secured)
- Lease agreement
 - The Village of Baddeck was the lease holder for the last 50 years. The commission is not sure if the Village is the best lease holder and needs to clarify first if it makes sense to become the lease holder for another 50 years. The province leased the property to the village as recreational facility 50 years ago and VHCC Rink Board managed the property.
 - The village administration looked up past years minutes and couldn't find anything stated, related to the VHCC lease agreement or the ambition to buy the property.
 - The province handed a new lease agreement over to the village which was reviewed by the commission. The commission plans to reach out to the province to discuss the lease agreement.
 - John Trickett is requesting regular updates because the steering committee is talking to different levels of government for future funding.

Motion was moved by Com McNeil, seconded by Com Flaherty to start a conversation around the VHCC/Curling Club property lease agreement between the Province of Nova Scotia, Village of Baddeck and VHCC. All in favour – Motion carried

- Water bills for the rink:
 - Com MacDonald mentions that the water will be metered in the future at the rink and has to be invoiced.



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- John Trickett states that the rink board received the bill and asked for clarification and justification where the numbers came from in the past and everything went sideways. There was no response.

8. Old Business:

- a. No old business

9. Correspondence:

- Letter from Sandy Hudson and other residents are requesting to reach out to the County about the LIC By-Law. The County scheduled a meeting in Ingonish. It was acknowledged by the VM that the Commission received the piece of correspondence, and the Village will pass this concerns along to the Municipalities Clerk/CAO.
- The Commission received an email about smoking on public places in Baddeck (village properties), especially on the wharf. There is no policy in place. Denise Mulley states that on her opinion there needs to be a policy in place on the wharf. Com MacDonald and VM will have a look at best practice non-smoking by-laws of other Municipalities of Villages. No motion necessary.
- Paul Jamieson requested a package that will be auctioned at a trade show. The request is about one docking space for three nights, no specific date is stated in the letter. Denise Mulley thinks that the date would be during regatta week and states that Paul Jamieson went to the boat show because she gave him a gift certificate from the Freight Shed. The village requests more information from Paul Jamieson and the decision can be made in coordination with Village Manager and Wharf Manager. The commission supports the concept but needs more details.

The commission goes in Camera at 8:15pm:

Motion moved by Com McNeil, seconded by Com Crowder.

The commission goes out of Camera at 8:30pm:

Motion moved by Com Crowder, seconded by Com Flaherty

10. Adjournment

- Meeting adjourned at 8:30 pm by Com MacDonald



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Signatures:

Minutes approved

Jennifer MacDonald Nov 8
Com. Jennifer MacDonald Date

Minutes approved

Gary Crowder NOV 8/23
Com. Gary Crowder Date

Minutes approved

Daniel McNeil NOV 8/23
Com Daniel McNeil Date

Minutes approved

Kenneth MacKinnon NOV 8
Com. Kenneth MacKinnon Date

Minutes approved

Com. Laura Flaherty Date

Certified by

Roman Braun-Huettner 2023-11-08
Roman Braun-Huettner (Village Manager) Date