



Village of Baddeck

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

Monthly Village Commissioner Meeting Wednesday, September 13th, 2023

Village of Baddeck Office 492 Chebucto St, Baddeck.

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

Absent: Dan McNeil

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

1. Addition to Agenda

- Com MacDonald introduces the new Commission to the audience and announces that the agenda was sent out on Sept 12th and asks for any additions need to be made.
- Agenda was approved for the meeting
- Request of conflict of interest; No conflict of interest was disclosed

2. Approval of Minutes

Minutes for two meetings were sent to the commissioners, the regular meeting on August 16th and Minutes of the special meeting (Water Rate Study) on August 31st.

Minutes of August Meeting were sent to the commission on Sept 12th, 2023. No additions were made.

3. Business arising from the Minutes:

Com MacDonald explains the future procedure of the meetings

- Following Roberts Rules of Order to move motions and move topics on to committees which can be discussed there and brought back to the commission.
- Agenda for the meetings will be provided ahead and reports will be presented by chairs of committees, and departments
- Most of the topics will be covered by Village Managers report
 - Smart Meter Upgrade – Update
 - Tax bill Update
 - Water Storage Tank
- St. Peters Village Commission Meeting was invited to the training session; The village did not receive an answer yet.
- Sidewalks:
 - The village office received a lot of complaints about the condition of the sidewalks. There exists a safety issue on the crumbling sidewalks. A letter was drafted which will be sent to the Municipality, Minister of PW, MLA Keith Bain to ask for collaboration on the repair.
 - One of the suggestions was, to remove the curbs and make paved shoulders which would help for snow removal.



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- Mentioned sidewalks are Twining Street, Grant Street, Queen Street and Jessica Wong Lane.
- o The letter includes an extension from the hospital to Jessica Wong Ln. which would loop the roads to the NSLC and the school.

Forwarded to the commission was also an email from Keith Bain that the roads are owned by the province and the sidewalks are maintained by the municipality.

Motion was moved by Com Flaherty, seconded by Com MacKinnon to accept the wording of the letter and send it off to the MLA Keith Bain, Provincial Minister of PW and the Municipality; All in favour – Motion carried

- No other business arising from the minutes.

4. Financial Report/Budget Update

- Budget will be prepared for the next public village meeting. It was not possible to meet with the Audit Committee before the village meeting. The budget will be sent to the Audit Committee and can be approved by the commission at the next meeting.
- Financial statements were sent out by Village Clerk. Commission had a look at it.

5. Reports

General information: the commission will listen to all the reports and approve them with one motion. Motions that will be brought forward from committees do not have to be seconded because the motion is already moved in the committee.

Public Works report:

Alan Benninger introduces himself and presents a report on Drinking Water and Waste Water
Scott MacLeod presents the PW report.

Report of Alan Benninger and Scott MacLeod are attached to the Minutes

Additions to the Alan Benninger and PW reports:

- Communication plan: Emergency plan Meeting will be organized with Emergency Coordinator Lyle Donovan from Victoria County
- Question from Billy Mulley about the pumps in the lift station because there was an issue two times after heavy rainfalls. The pumps are about 10 years old, They were replaced but the lift station was probably built in the 70s. Alan Benninger could not give an answer about the condition of the pumps, an engineering company has to assess the system.
- Source Water Protection Plan
 - The province has two employees assigned to sources water protection
 - Alan Benninger will reach out to them and ask for assistance in reestablishing the SWPP
 - Alan Benninger will follow up with Environment about the plan of reestablishing a SWPP



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- WWTP: Repair cost of the grinder will be put in the budget.
- Erosion at WWTP fence: Assessment is necessary to plan future steps
- Com Crowder invites the commission to take the time for tour through the WWTP and the WTP with Alan Benninger

Baddeck Community Club Committee

- The Village of Baddeck took ownership of the Community Club Property in 2022
- Tammy MacSween and Patty Garland are on the committee had a look at the property. They are also on the Nursery School Board.
- The NSB has funds in their account. The mandate of the NSB is that the funds will stay with the kids in the community.
- Com MacDonald met with the Community Club Committee at the property. The property has not been migrated yet and a survey was not done for a long time. It is also very overgrown.
- **Com MacDonald moves a motion that the property has to be migrated before development happens on it. Seconded by Com Flaherty, all in favour; Motion Carried**
- Patty Garland brought forward there is 100 volunteers that would help to clean up the property around the fence because it is very overgrown by the 16th of Oct. It would open up the view, because there were complaints about the tennis court.
- Com MacDonald mentioned that the volunteers need to make sure that all dangerous work like chain-sawing is done by professionals (liability) and to stay away for the property lines

Waterfront Baddeck Committee / Wharf Manager Report (Steve Goldthwaite, Bill Marchant, Denise Mulley)

- Minutes of the last WFB Committee Meeting, and budget are attached to the minutes.
- Combined update from Steve Goldthwaite and Denise Mulley (Wharf Manager)
- 40% increase of vessels at the wharf; Super Yachts increased and are an income generator
- Agenda for WFB meeting on Sept 29th will be posted by Bill Marchant two weeks in advance; Steven Goldthwaite will post it online
- Agenda for the meeting was presented
- Commission suggests to use the minutes from the WFB Minutes as report for the Village meetings
- Reporting will be discussed at the next WFB-Committee to fulfill the reporting requirements to the village. Reporting is done handwritten at the moment and needs to be changed.
- Water Meter at the Freight shed will be separated, so it is possible to measure how much water is going out on the wharf and how much water is going in the Freight Shed.
- Boardwalk – Accessibility will be a big topic. WFB will get in touch with Terr Lynne Almeda (Accessibility Department Province) and collaborate with the Community Club
- Parking issue on Fire Lane was discussed. The village does not have an enforcement officer. The Commission will work on it collaboratively with other people and entities like the RCMP to find a way to enforce it.

Audit Committee



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- VM will work with the Audit Committee what their role will be at the Village Meetings.

Village Manager Report

- Report is attached to the minutes
- **Com MacDonald moves a motion to accept the presented reports by Public Works, Community Club, Waterfront Baddeck Subcommittee / Wharf Manager and Village Manager; Com Flaherty seconded; All in favour; Motion Carried**

6. New Business arising

New website, mailout

- Com Flaherty set up a website. The first newsletter will be posted. This will include the Nov 28th public Hearing of the UARB

Tender for water and sewer line repair (emergent issues)

- **Construction on Water and Sewer repairs for the Village of Baddeck will be put out for tender.**
- **Com Crowder moves a motion to prepare and issue an RFP to provide a prime supplier agreement with a company from the area that has the capability of managing emergency and ongoing public works requirements; seconded by Com MacKinnon, All in favour; Motion carried**

Land acknowledgement

- The commission will consult to do a proper land acknowledgement before the meetings
- **Com MacDonald moves a motion to begin the process of land acknowledgement; seconded by Com Flaherty, All in favour; Motion carried**

7. Correspondence

8. Accessibility Presentation

- Hannah MacDougall and Terri Lymm Almeda came to the village meeting to introduce the provincial Accessibility Plan to the Commission. They did a presentation which is attached to the minutes

9. General Public Input

- No audience left at the meeting

10. Adjournment

- Meeting adjourned at 8:40 pm



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Signatures:

Minutes approved

Jennifer MacDonald 2023-10-11
Com. Jennifer MacDonald Date

Minutes approved

Gary Clowder ~~Oct 8~~ Dec 11, 2023
Com. Gary Clowder Date

Minutes approved

D. McNeil Oct 11, 2023
Com Daniel McNeil Date

Minutes approved

K. MacKinnon Oct 11, 2023
Com. Kenneth MacKinnon Date

Minutes approved

Com. Laura Flaherty Date

Certified by

B. Braun-Huettner 2023-10-11
Roman Braun-Huettner (Village Manager) Date