



Waterfront Baddeck Committee Meeting Minutes

December 01, 2023

10:00 AM – 11:30 AM (Public Q & A 11:10 AM – 11:30 AM)
Virtual Zoom Meeting Only. No in-person session.

ATTENDEES:

Sean Baldwin
Roman Braun-Huettner
Gary Crowder
Steven Goldthwaite
Rhonda Kay
John Langley
Jen Macdonald
Bill Marchant
Denise Mulley

Regrets:

Terry Kelly
Henry Muggah

GOVERNANCE:

The minutes of the board meeting of October 27, 2023 were approved as distributed.

PUBLIC WHARF:

Freight Shed repairs/Insurance claim

Denise commented on the insurance claim for damages to the Freight Shed back patio and wharf due to hurricane Fiona. Both Steve R. and Steve G. are helping with quotes for repairs for the adjuster for the insurance which is with the village. Steve Ross referenced a sketch which described three elements of potential claim: 1. Replacement of approximately 20' x 7' of Freight Shed deck; 2. Replacement of L - shaped boardwalk adjacent thereto approximately 48' x 48'. This property is owned by the Bras d'Or Yacht Club. Waterfront Baddeck will approach BYC to determine if the repairs can be affected in a cooperative effort. Jen noted that the village had received a letter from BYC in August expressing concern about encroachment on this property. Roman reinforced the necessity to have the written consent of BYC for permission to use this property. 3. Possible extension of the boardwalk described in #2 to connect with Steven's boathouse waterfront boardwalk. Quotes are expected in the next two weeks.



Commercial Tour Operators RFP/Berthing Agreements

Steve G. commented on the season recently concluded of tour boat operations from the wharf. He commended the operators of Winstar for their cooperation in helping to ensure a successful season for both tour operator and wharf management. Bev and Laura Bryson were present and offered comments on the season past as well as some suggestions for 2024. It was decided that a Request for Proposals for the 2024 season would be sent out via social media seeking expressions of interest for other potential tour operators. WB will conclude a Berthing Agreement which has been approved by the village solicitor with Winstar before the commencement of the 2024 season.

Online Booking Form

Steven noted that we are still awaiting word on possible grant monies to fund this initiative. Should that not materialize we will come up with some suitable arrangement in time for the 2024 season

BOARDWALK:

Chairman extended thanks to all who participated in work on a recently submitted application to ACOA for funding in support of the boardwalk project. WB has applied for approximately one million dollars towards a total project cost estimated at two million dollars. A follow up meeting is scheduled with ACOA in mid- December. Steven remarked that this was a very comprehensive application which could potentially serve as a template for future grant applications.

A public meeting in the form of a 'workshop' to seek input into the design and structure of the boardwalk is scheduled for the Inverary Inn December 6th at 7 pm. Rhonda and others from WB are planning the event and will be present to man the different 'work stations' where public feedback will be gathered and chronicled. One more meeting of the ad hoc planning group will be held on December 3rd.

The Baddeck Improvement Association's application for approximately \$300,000.00 from the SCCF grant was formally announced in Mahone bay on November 23rd. John Langley attended the event on behalf of the Baddeck Improvement Association and Waterfront Baddeck and gave public remarks. Rhonda was commended for her considerable effort in the successful preparation and presentation of this application.

Rhonda presented a copy of the RFP which has just been released seeking responses for design including a 'living shoreline' component for the project which is being handled through the Baddeck Improvement Association.

KIDSTON ISLAND



Lighthouse survey-next steps: Steve Ross commented on the recent investigation and report compiled by Harbourside Engineering and most specifically the poor condition of the foundation. Remediation will likely involve raising the structure and completely rebuilding a new foundation. Next steps would include determining what is to be done and how to do it, who will undertake the task, design and cost estimates. Work would not likely be carried out before 2025 which will represent the 150th anniversary of the Kidston Island lighthouse. There is perhaps an opportunity to access some funding through a form of Legacy Grant. Steve R. noted that structurally the lighthouse appears to be in good condition other than some minor repairs and regular maintenance. The village has authorized \$9K to be allocated towards project planning all of which was part of fund-raising undertaken by WB. The lighthouse refurbishment will respect the current features and aesthetics of the lighthouse, with the intention being to preserve and protect it for the next 100 years.

Lions Club dock: WB is committed to securing a floating dock for 2024 and the village has agreed to advance monies to cover a purchase from the wharf account if and when a suitable float has been found. WB will investigate the availability of small grants which may help defray acquisition costs so that there is no cost to the Village. It was noted that funds from the wharf account will be used.

No anchor sign: new 'no anchor' signage is required for the harbor. Steps will be taken to secure two new signs, one to replace the existing sign on Kidston Island and the other to be placed on the opposite side of the harbor in an appropriate location around the south end of the boardwalk.

OTHER BUSINESS

Jen reported that the Village Commission is going to make a presentation to Victoria County Council on December 11th and requested materials by way of an update from WB on the wharf, boardwalk and Kidston Island projects. Steven will provide Jen with a summary for her presentation. WB has agreed to prepare a one half page update of its activities for the village newsletter due out January 24, 2024. Roman has been following up with the Cycle Nova Scotia bike rack offering which should be in place sometime next spring. Village to review the public washroom MOU submitted to it by WB. Steps are to be taken to obtain signage and lighting around this facility as well as the wharf for next season.

Meeting adjourned 11: 30 am

Next meeting date is proposed for:

January 26, 2024, 10:00 AM – 11:30 AM

John G. Langley
Secretary
Waterfront Baddeck