



## **AGENDA**

Lunenburg County Multi-Purpose Centre Corporation

May 22, 2025, 5:30 pm

Multi-Purpose Room, LCLC

- 1. Call to Order**
- 2. Information Sharing (Questions by board members and attending members of the public)**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
  - 4.1 March 2025 Minutes
- 5. Business Arising from Minutes & Unfinished Business**
  - 5.1
- 6. Correspondence**
- 7. Financials**
  - 7.1 Aged Receivable
  - 7.2 Year End Financial Statements
- 8. New Business**
  - 8.1
- 9. Information/Updates**
  - 9.1 General Manager's Monthly Report
- 10. In Camera**
  - 10.1 Contract Negotiation - Renewal
  - 10.2 Personnel Related Discussion
- 11. Next Meeting – Thursday, June 19, 2025 5:30 p.m.**
- 12. Adjournment**

# Minutes of the Board Meeting of the Lunenburg County Multi-Purpose Centre Corporation (LCMPCC)

Held in the Multi-Purpose Room, LCLC

Thursday March 20, 2025 at 5:30 pm

## In Attendance

### Municipality of the District of Lunenburg

Mayor Elspeth McLean-Wile  
Deputy Mayor Chasidy Veinotte  
Councillor Pam Hubley (Chair)  
Councillor Kacy Delong

### Town of Bridgewater

Mayor David Mitchell  
Councillor Stacey Colwell  
Councillor Eric Whynot

### LCLC

Marta Selassie, Interim General Manager

### Staff Present

Mark Flint, TOB Deputy CAO  
Tom MacEwan, MODL CAO  
John Feeney, Director of Finance, MJSB

### Guest

Sandy Peddle – Renewall Energy Representative

1. **Call to Order:** Meeting called to order by Chair Hubley at 5:30pm.
2. **Sandy Peddle – Renewall Energy Presentation:**
  - 2.1 Explained the shift in Nova Scotia’s regulatory framework that now permits direct sale of electricity to buyers using Nova Scotia Power Inc’s (NSPI) distribution system. Presented the project to build a wind turbine farm near Liverpool, NS. Explained how power flows from their generators, through the NSPI infrastructure to the user. There will be a fixed rate increase of about 1% per year for the term of the contract. This will likely be less than the increase in power rates for NSPI. Explained load factor and other technical terms associated with how detailed costs are calculated. Explained the Fuel Adjustment Mechanism (FAM) that would be a cost incurred in the first year of use. Explained the forecasted commitment range based on historic usage +/- 5%.
3. **Information Sharing** (Questions by board members & attending members of the public): None
4. **Approval of Agenda:**
  - 4.1 Added Renewall proposal to the agenda

4.2 Added Para hockey to the agenda

**Motion: To approve the agenda**

Moved by Councillor Whynot; seconded by Mayor McLean-wile.

**Motion carried**

5. **Acceptance of Minutes:** February 20, 2025

Minutes from the February 20, 2025 meeting were accepted.

6. **Business Arising from Minutes & Unfinished Business**

6.1 Strategic Planning: Former CAO from HRM, Jacques Dube, has agreed to assist with strategic planning. Board tended to agree that one day would be sufficient. Timing preferred to be in July. Mayor Mitchell stated that the Chief Operating Officer (COO) from the MJSB would be prepared to bring a proposal in June that could be used during the discussion session (if the Board is prepared to ask the MJSB). Preferred to have someone not affiliated with one of the municipalities for objectivity.

6.2 Discussion about how a possible new GM will fit into the planning process.

**Motion: That the LCLC moves to engage an outside consultant for a one-day strategic planning session in July.**

Moved by Mayor McLean-Wile, Seconded by Councillor Whynot.

**Motion carried**

6.3 Discussion about the MJSB assuming a more fulsome financial component of LCLC work. Stage 1 – understand the scope; Stage 2 – to return with a recommendation on next steps.

6.4 Rescind the second half of the motion passed in November 2024 where the LCLC Board asked the MJSB Board to review the financial assistance options for the LCLC.

**Motion: and further that the MJSB Board be asked to provide a supplemental proposal outlining the costs to provide complete financial services to the Board, which includes those matters out of scope in the proposal presented to the Board on October 16, 2024.**

Moved by Mayor Mitchell, Seconded by ?

**Motion carried**

6.5 Request to MJSB to prepare a proposal regarding what a governance model might look like to assume governance of the LCLC.

**Motion: To request the COO of the MJSB to prepare a proposal on how the LCLC could be included as a shared service under the MJSB.**

Moved Mayor Mitchell and Seconded Mayor McLean-Wile.

**Motion carried**

7. **Correspondence:** None

8. **Financials:**

8.1 Aged Receivable: reviewed as reported

Financial Statements: Financials Discussion. YTD actual income is \$2,582,306, YTD budgeted income is \$2,723,647. YTD actual expenditures are \$2,737,532; YTD budgeted expenditures are \$2,709,283 Update on the YTD actuals. Currently running at a deficit of \$ 169,000. Discussion of how to improve going forward.

8.2 2024/2025 Capital Budget Update: Reviewed the 2024-2025 expenses to date. Discussion about EV Chargers.

**Motion: To direct the GM to pursue an expression of interest for privately installed and operated EV chargers.**

Moved by Mayor Mitchell, Seconded Whynot.

**Motion carried**

8.3 2025/26 Draft Budget:

- Draft operating budget discussion. Discussion about possible membership differential between MODL and TOB employees and other municipalities. Discussed impacts of new minimum wage and cost of living adjustments as well as other wage adjustments.

**Motion: Recommend to the municipal partners an operating budget of \$958,750 from each municipal partner**

Moved by Deputy Mayor Veinotte, Seconded by Mayor Mitchell.

**Motion carried**

- Draft capital budget discussion.

**Motion: Recommend to the municipal partners a capital budget of \$364,000 with \$103,250 from each municipal partner.**

Moved by Deputy Mayor Veinotte, Seconded by Mayor Mitchell.

**Motion carried**

Moved by Mayor David Mitchell, Seconded by Councillor Eric Whynot

Recommend the operating budget of \$3,513,149 with a municipal contribution of \$958,750.

Moved by Mayor EMW seconded by Mayor DM

That the carry over not to exceed \$ 113,000

**9. New Business:**

9.1 Discussion of Renewall Energy. There was significant support to pursue the energy provision arrangement outlined by Sandy Peddle from Renewall Energy Inc.

**Motion: To pursue a 20-year agreement with Renewall Energy.**

Moved by Mayor Mitchell, seconded by Mayor McLean-Wile

**Motion carried**

9.2 Discussion about para hockey

**10. Information/Updates**

10.1 General Managers Monthly Report: The interim General Manager gave a verbal update based on the written report provided.

**11. In Camera**

11.1 **Motion: To go in camera**

Motion made by Mayor Mitchell, seconded by Councillor Whynot.

**Motion carried**

**Motion: To rise & return**

Motion made by Deputy Mayor Veinotte, seconded by Mayor Mitchell.

**Motion carried**

**12. Next Meeting:**

May 22, 2025 at 5:30 p.m.

**13. Adjournment:** Meeting adjourned at pm

# Monthly Template

|  | Monthly Actual<br>01 Mar 25 - 31 Mar 25 | Monthly Budget<br>01 Mar 25 - 31 Mar 25 | Variance        | YTD Actual<br>01 Apr 24 - 31 Mar 25 | YTD Budget<br>01 Apr 24 - 31 Mar 25 | Variance           | Mar 2024<br>01 Apr 23 - 31 Mar 24 |
|--|---|---|-----------------|-------------------------------------|-------------------------------------|--------------------|-----------------------------------|
| <b>Income</b>                              |   |   |                 |                                     |                                     |                    |                                   |
| Public Revenue                             | \$120,950                               | \$120,950                               | -               | \$1,454,478                         | \$1,484,704                         | (\$30,226)         | \$1,622,049                       |
| Advertising & Sponsorship Revenue          | (\$7,800)                               | \$550                                   | (\$8,350)       | \$34,664                            | \$65,000                            | (\$30,336)         | \$28,760                          |
| Aquatic Revenue                            | \$22,945                                | \$16,145                                | \$6,800         | \$261,725                           | \$270,000                           | (\$8,275)          | \$288,901                         |
| Arena Revenue                              | \$44,943                                | \$43,582                                | \$1,361         | \$359,258                           | \$388,650                           | (\$29,392)         | \$343,748                         |
| Concession Revenue                         | \$19,249                                | \$11,000                                | \$8,249         | \$115,468                           | \$66,500                            | \$48,968           | \$77,052                          |
| Room Rentals Revenue                       | \$3,670                                 | \$2,720                                 | \$950           | \$33,210                            | \$30,000                            | \$3,210            | \$26,156                          |
| Memberships Revenue                        | \$25,344                                | \$20,025                                | \$5,319         | \$260,143                           | \$245,000                           | \$15,143           | \$194,204                         |
| Other income                               | \$500                                   | \$550                                   | (\$50)          | \$1,338                             | \$32,360                            | (\$31,022)         | \$1,311                           |
| Programming Revenue                        | \$2,934                                 | \$9,220                                 | (\$6,286)       | \$75,731                            | \$98,300                            | (\$22,569)         | \$76,251                          |
| Special Events Revenue                     | \$7,000                                 | \$1,000                                 | \$6,000         | \$43,846                            | \$100,368                           | (\$56,522)         | \$43,209                          |
| Outdoor Pool and Lakes                     | -                                       | -                                       | -               | \$79,508                            | \$65,015                            | \$14,493           | -                                 |
| Tenant Rental Revenue                      | \$9,492                                 | \$9,408                                 | \$83            | \$112,186                           | \$112,900                           | (\$714)            | \$114,485                         |
| <b>Total Income</b>                        | <b>\$249,226</b>                        | <b>\$235,150</b>                        | <b>\$14,076</b> | <b>\$2,831,557</b>                  | <b>\$2,958,797</b>                  | <b>(\$127,240)</b> | <b>\$2,816,126</b>                |
| <b>Expenses</b>                            |   |   |                 |                                     |                                     |                    |                                   |
| Bank, Interest, Credit Card and Other Fees | \$170                                   | \$1,345                                 | (\$1,175)       | \$10,351                            | \$19,590                            | (\$9,239)          | \$21,280                          |
| Concession Expenses                        | \$7,922                                 | \$7,646                                 | \$276           | \$68,569                            | \$45,732                            | \$22,837           | \$47,317                          |
| Facility Maintenance and Repairs           | \$20,342                                | \$34,919                                | (\$14,577)      | \$251,428                           | \$319,528                           | (\$68,100)         | \$214,392                         |
| Housekeeping Supplies                      | \$3,136                                 | \$2,163                                 | \$973           | \$37,882                            | \$26,000                            | \$11,882           | \$27,248                          |
| Insurance                                  | \$10,598                                | \$10,368                                | \$230           | \$126,633                           | \$127,932                           | (\$1,299)          | \$101,439                         |
| IT Services, License, Equip & Supp         | \$5,471                                 | \$5,300                                 | \$171           | \$84,817                            | \$96,790                            | (\$11,973)         | \$94,740                          |
| Marketing & Promotional                    | \$1,903                                 | \$2,000                                 | (\$97)          | \$12,555                            | \$18,000                            | (\$5,445)          | \$15,192                          |
| Miscellaneous                              | -                                       | \$70                                    | (\$70)          | \$1,478                             | \$1,040                             | \$438              | \$455,514                         |
| Office                                     | \$1,586                                 | \$1,000                                 | \$586           | \$11,186                            | \$14,100                            | (\$2,914)          | \$10,866                          |
| Outdoor Pools and Lakes Expenses           | -                                       | -                                       | -               | \$73,205                            | \$65,015                            | \$8,190            | -                                 |
| Pool Chem & test Supp - Aquatics           | \$2,558                                 | \$2,000                                 | \$558           | \$44,695                            | \$24,000                            | \$20,695           | \$31,218                          |
| Professional Services & Fees               | \$6,025                                 | \$4,453                                 | \$1,572         | \$72,861                            | \$55,435                            | \$17,426           | \$44,548                          |
| Programming                                | \$237                                   | \$2,400                                 | (\$2,163)       | \$5,196                             | \$10,300                            | (\$5,104)          | \$12,241                          |
| Special Events Expenses                    | (\$8,429)                               | \$5,000                                 | (\$13,429)      | \$26,180                            | \$70,691                            | (\$44,511)         | \$75,479                          |
| Staff Training and Courses                 | \$1,841                                 | \$2,925                                 | (\$1,084)       | \$26,608                            | \$41,400                            | (\$14,792)         | \$21,215                          |
| Telecommunications                         | \$674                                   | \$671                                   | \$3             | \$7,289                             | \$8,052                             | (\$763)            | \$10,972                          |
| Utilities                                  | \$54,226                                | \$44,384                                | \$9,842         | \$578,196                           | \$541,523                           | \$36,673           | \$533,379                         |
| Wages & Benefits                           | \$149,774                               | \$122,799                               | \$26,975        | \$1,556,652                         | \$1,473,598                         | \$83,054           | \$1,543,476                       |

|                                  | Monthly Actual<br><small>01 Mar 25 - 31 Mar 25</small> | Monthly Budget<br><small>01 Mar 25 - 31 Mar 25</small> | Variance       | YTD Actual<br><small>01 Apr 24 - 31 Mar 25</small> | YTD Budget<br><small>01 Apr 24 - 31 Mar 25</small> | Variance           | Mar 2024<br><small>01 Apr 23 - 31 Mar 24</small> |
|----------------------------------|--|--|----------------|--|--|--------------------|--|
| Total Expenses                   | \$258,034  | \$249,443  | \$8,591        | \$2,995,780  | \$2,958,726  | \$37,054           | \$3,260,517                                      |
| <b>Operating Surplus/Deficit</b> | <b>(\$8,808)</b>                                       | <b>(\$14,293)</b>                                      | <b>\$5,485</b> | <b>(\$164,223)</b>                                 | <b>\$71</b>  | <b>(\$164,294)</b> | <b>(\$444,391)</b>                               |



## May 2025 General Manager Report

### Capital Projects

#### **EV Car Chargers:**

Currently on hold.

#### **Roof Investigation:**

Flynn was on site to complete scheduled repairs in March. At that time they also investigated 2 new leaks, currently waiting for a report on their findings.

#### **Galleria Tile Replacement:**

We have received the findings from CBCL regarding the core drilling investigation of the Galleria slab. The results indicate that while there is some movement between the ramp wall and the Galleria slab, it is not considered significant or indicative of any foundation failure.

Following further discussions with CBCL regarding the origin of the cracks and the timeframe over which they developed, it was determined that the best course of action would be to repair the damaged tiles using a more forgiving material. This approach is expected to better accommodate any minor movement and help prevent future issues.

#### **Aquatic Tile Repairs:**

No updates at this time.

#### **Office and Galleria Furniture:**

New tables and chairs for the Galleria have been ordered along with new chairs for the meeting room.

#### **Accessibility Enhancements:**

In progress.

#### **Storage Solutions:**

We have provided access to a storage closet on the concourse until a more permanent solution is created.

#### **Aquatics Infrastructure:**

The UV unit for the play pool has been ordered with an anticipated installation this summer.

#### **Loss of Phase Protection:**

The installation for this project requires a complete NS Power disconnect. This work has been scheduled for May 30<sup>th</sup>. Communication will be sent out to tenants, user groups and the public.

### General Operations and Maintenance

We are actively hiring for a number of key seasonal positions in preparation for the summer



months. Recruitment is underway for day camp staff as well as lifeguards for both the outdoor pool and Mushamush Lake. In addition, we will soon be advertising for a permanent full-time facility operator to replace Ben Whyntott.

## Memberships

| Memberships |      |      |      |            |
|-------------|------|------|------|------------|
| Month       | 2023 | 2024 | 2025 | Joint YMCA |
| June        | 1530 | 1939 |      | 362        |
| July        | 1579 | 1928 |      | 361        |
| August      | 1527 | 1948 |      | 372        |
| September   | 1646 | 1928 |      | 369        |
| October     | 1656 | 1896 |      | 361        |
| November    | 1700 | 1839 |      | 352        |
| December    | 1176 | 1827 |      | 300        |
| January     |      | 1881 | 1870 | 302        |
| February    |      | 2013 | 1807 | 345        |
| March       |      | 1903 | 1838 | 366        |
| April       |      | 1916 | 1838 | 378        |

| Membership by Region |       |
|----------------------|-------|
| MODL                 | 49.7% |
| TOB                  | 30.6% |
| District of Chester  | 7.1%  |
| Queens               | 6.5%  |
| TOL                  | 1.6%  |
| Mahone Bay           | 1.6%  |
| Hants                | 0.9%  |
| HRM                  | 0.5%  |
| Shelburne            | 0.4%  |
| Kings                | 0.3%  |
| Yarmouth             | 0.3%  |
| Other                | 0.3%  |

## Programming

We continue to expand and enhance our offerings across both Active Living and Aquatics:

- Five new fitness classes have been added to the Active Living schedule, providing more variety and opportunities for the community
- Two additional Aquafit classes have been introduced to meet growing demand.

We are currently midway through the spring session of swimming lessons. Recent instructor in-services have helped ensure consistent quality and safety across all swimming lessons. Additionally, we hosted a Lifesaving Society Swim Instructor Course in March, certifying 7 new instructors—5 of whom are now actively teaching at the LCLC.

In March, 11 participants successfully completed the Bronze Cross certification. We currently have 12 participants registered in Bronze Medallion, indicating strong ongoing interest in aquatic leadership development.

Looking ahead, we are preparing to launch summer program registration through Connect to Rec



## Events

South Shore Expo – April 11<sup>th</sup> to 13<sup>th</sup>

- The event was a success, 4,812 people visited the facility over the weekend for the Expo
- Staff will be meeting with organizers for post event evaluation in the coming weeks
- In the future exhibits and food trucks will remain clear of emergency access points

LoganMania – Wrestling Event– May 10<sup>th</sup>

- Fantastic event and with ~500 attendees
- Great organizing committee
- There is some interest in potential future wrestling events at the LCLC.

National Para Hockey Tournament – May 14<sup>th</sup> to 18<sup>th</sup>

- The organizing committee did a fantastic job pulling together this tournament, given their limited time frame
- Over the 4 days 6,848 came through the doors of the facility
- The LCLC received positive feedback from participants and event organizers
- LCLC continues to be the ideal host venue for para hockey events in Nova Scotia with the most accessible facility

## Upcoming Events

Canada's Circus Spectacular – June 16<sup>th</sup> – Two Shows

Hosting SSRCE events – Regional Science Fair, Heritage Fair and Parkview Graduation

Employment Solutions Society – 4 Job Fairs in Galleria – April to June

Work continues preparing to host the 55+ Games

## Advertising

- Outstanding advertising receivables continue to be reviewed and collected
- Naming rights process / plan in progress