

## Minutes of a Board Meeting of the

Lunenburg County Multi-Purpose Centre Corporation (LCMPCC)

Held in the LCLC, 135 North Park Street, Bridgewater and virtually via Microsoft Teams.

Thursday, November 18, 2021 at 6:00 p.m.

### **Attendance**

#### Municipality of the District of Lunenburg

Mayor Carolyn Bolivar-Getson, Vice Chair

Councillor Reid Whynot

Councillor Pam Hubley

Bill Schurman, Director of Recreation, Parks & Tourism

Sandra Challis, Administrative Assistant

#### Town of Bridgewater

Mayor David Mitchell

Deputy Mayor Andrew Tanner, Chair

Councillor Jennifer McDonald

Tammy Crowder, CAO

#### LCLC

Kent Walsh, General Manager

### **Guests**

Myles Cornish, On-site Energy Manager, Town of Bridgewater (via Microsoft Teams)

### **Regrets**

Councillor Chasidy Veinotte (Alternate), MODL

Tom MacEwan, CAO, MODL

Councillor Stacey Colwell (Alternate), TOB

### **1. Call to Order**

Deputy Mayor Tanner called the meeting to order at 6:00 p.m.

### **3. Approval of Agenda**

The agenda was approved with the addition of 2023 NS 55+ Games under New Business.

**2021-66**      **Moved by Mayor Bolivar-Getson, seconded by Councillor Whynot that the agenda be approved with the addition of 2023 NS 55+ Games as item 8.3 under New Business. Carried unanimously.**

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

### **6.1 Green Choice Energy Presentation**

Mr. Cornish gave a PowerPoint presentation on the Green Choice Program, an emerging green power offering developed through collaborative innovation between the Province, suppliers, Nova Scotia Power and large energy buyers, allowing participating customers to purchase a percentage of their electricity use from local renewable energy sources.

The presentation highlighted:

- LCLC energy consumption was 49% of the total emissions for the Town of Bridgewater, over 3,000mwh.
- Minimum energy purchase through program was 10,000mwh annually.
- Contract terms are between 5-25 years and a tiered pricing structure was dependent on the length of the contract; premiums were approximately \$0.02 and \$0.03 per kw.
- It was possible to partner with other municipal units to attain the annual minimum requirement.
- An overview of the process was provided.
- Opting out of program was an option once an EOI had been submitted, it was not possible to opt-in past the deadline for EOIs.
- EOI due one month following posting, and posting is anticipated in December 2021.

Mr. Cornish previously presented to the Town of Bridgewater and had considered the program as a tool that could be used to achieve the Town's Energy Management plan. It was noted that MODL had set their own greenhouse gas reduction targets and the LCLC was not included in MODL's plan. Both Units had different baseline dates and timelines for their plans. It was unclear if the LCLC could be considered a separate municipal entity to be able to enter into partnership with TOB and MODL to participate. It was also noted that part of the LCLC's capital plan was working to reduce energy consumption. There was a risk that should the reduction measures be effective, there would be no need to participate in the Green Choice Energy Project. Mr. Cornish would update the Board when EOIs were due.

Mr. Cornish left the meeting.

It was agreed that the Board needed more time to consider the information provided and the Green Choice Program website was referenced: <https://novascotiagcp.com/>. It was suggested the program could be a good last-mile solution for municipal units.

## **2. Election of Chair & Vice Chair**

Ms. Crowder called for nominations by ballot for the position of Chair. Deputy Mayor Tanner and Councillor Hubley received nominations. Deputy Mayor Tanner declined the nomination thus Councillor Hubley was appointed to the position of Chair by acclamation.

Ms. Crowder called for nominations by ballot for the position of Vice Chair. Mayor Bolivar Getson, Deputy Mayor Tanner and Councillor McDonald received nominations. Both Mayor Bolivar-Getson and Deputy Mayor Tanner declined the nominations thus Councillor McDonald was appointed to the position of Vice Chair by acclamation.

**3. Information Sharing** (Questions by Board Members & attending Members of Public)

No members of the public were present.

**4. Approval of Minutes**

**2021-67** Moved by Mayor Mitchell, seconded by Mayor Bolivar Getson that the Minutes of the October 16, 2021 Regular LCMPCC meeting and November 02, 2021 Special Board meeting be approved as circulated. Carried.

**6. Business Arising from the Minutes & Unfinished Business (continued)**

**6.2 Update on Energy Projects**

Mr. Walsh provided a verbal update on the energy reduction, solar and dehumidification projects highlighting the following:

Energy Reduction Project

- Contract going through legal review.
- Timeline being set for project - beginning end of April 2022 to last between 12-14 weeks.

Solar Project

- Considering options for Solar Project in relation to associated costs and benefits - 50kW Roof system with the potential to scale up vs. larger ground-mounted system. NS Power limit the amount of energy buy-back to 100kW, so should a storage unit be included in specification?

Dehumidification Project

- Concerns over being able to coincide with Energy Project timelines by following normal procurement methods.
- Recommending using alternative procurement method to fast-track tender document for design/build, buying the specified unit and then contracting out the installation work.
- Design/Build component would cost approximately \$25,000; MCW Maricor would be project managers and would spec the equipment.
- Installation work for dehumidification units not usually proprietary.

**2021-68** Moved by Mayor Mitchell, seconded by Councillor Whynot that the Board approve the use of alternate procurement methods for the Design/Build element of the Dehumidification Project due to an unforeseeable situation of urgency. Motion carried.

### 6.3 Facility Naming

This item was discussed In Camera, Item 10.2

## 7. Correspondence

None.

## 8. New Business

### 8.1 Pickleball Courts

Mayor Mitchell reported the informal group who presented to both Councils had now formed a Society, the South Shore Pickleball Club, and had begun fundraising. The Society status would enable them to apply for grants from all levels of government.

It was agreed that the Club be invited to a future Board meeting to clarify the Club's expectations of the potential project, to include:

- Preferred location
- Anticipated project costs
- Fundraising target
- Municipal / LCMPPC contributions

### 8.2 GM Review Committee

The GM's review was due at the beginning of December. Deputy Mayor Tanner and Mayor Bolivar-Getson volunteered to join Councillor Hubley on the GM Review Committee and a meeting would be arranged.

### 8.3 2023 NS 55+ Games

Mr. Walsh circulated the bid package from the 2017 Nova Scotia 55+ Games. It was reported that the local group from 2017 was willing to put this together again for the 2023 event. Mr. Walsh would reach out to both municipal units for assistance. Mayor Mitchell noted he would like to see support from the other municipal units benefitting from the event and would raise awareness at the next Mayors and Wardens meeting.

## 9. Information/Updates

### 9.1 General Manager's Monthly Report

Mr. Walsh reviewed his monthly report, circulated with agenda. In addition, the following items were discussed:

- Pre-Beijing Para Hockey event going very well, both teams impressed with the facility and the hospitality. Three local schools attended a game which had created a great atmosphere; the Lumberjacks were also present.

- Both Team Canada and Team South Korea requested to provide testimonials for the facility to benefit future event bids.
- Team Canada was requested to provide a list of where they have spent their budget for this event – accommodations, restaurants etc.; vital to show the economic spin-off of events when seeking sponsorship/support for future events.
- A concert expected to be held February 12<sup>th</sup>, contract permitting, with tickets available before Christmas.
- Should be actively seeking event opportunities for the next two years and writing proposals now. Suggestions included Exhibition Games, Neptune Theatre, any children’s entertainment and Nova Scotia music week.
- Possibility of holding a Craft Beer event in the arena early 2023.
- Potential to piggy-back concert and craft beer events to minimise costs of laying/removing arena flooring.
- Reviewing walking track closing times and how this can be communicated.

## 9.2 Aged Receivables

The aged receivables report, circulated with the agenda, was presented.

## 9.3 Financial Statements

No financial statements were available for the meeting.

## 10. In Camera

- 2021-69** At 7:56 p.m. it was moved by Deputy Mayor Tanner seconded by Councillor Whynot, that the Board go In Camera to discuss the following item(s):
- 10.1** Contract Negotiations under Section (22)(2)(e) – Lumberjacks Update
  - 10.2** Contract Negotiations under Section (22)(2)(e) – Sponsorship Opportunities

The LCMPC Board In Camera in session.

- 2021-70** At 8:17 p.m. it was moved by Mayor Bolivar-Getson, seconded by Councillor Whynot, that the Board come out of In Camera and return to open session.  
**Carried.**

The LCMPC Board in session.

## 11. Next Meeting – Thursday, December 16, 2021 at 6:00 p.m.

## 12. Adjournment

**2021-71**      **There being no further business at 8:18 p.m., it was moved by Mayor Mitchell, seconded by Councillor Whynot that the meeting adjourn. Carried Unanimously.**