

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 Mayor McLean Wile

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