Minutes of the Board Meeting of the
Lunenburg County Multi-Purpose Centre Corporation (LCMPCC)
Held in the Multi-Purpose Room, LCLC
Thursday November 27, 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)

Town of Bridgewater
Deputy Mayor Jennifer McDonald

LCLC
Marta Selassie, Interim General Manager

Staff Present
Mark Flint, TOB Acting CAO
John Feeney, MJSB Acting COO
Trudy Payne, MODL Director of Recreation
Julie Vissers, Recording Secretary

1. **Call to Order:** Meeting called to order by Chair Hubley at 5:32 PM.

2. **Information Sharing:**

3. **Approval of Agenda:**
   Motion: to approve the agenda as distributed.
   Moved by Deputy Mayor Veinotte, Seconded by Deputy Mayor McDonald.
   Motion carried

4. **Approval of Minutes:**
   Minutes of the September 18, 2025 meeting were accepted as received.

5. **Business Arising from Minutes & Unfinished Business**
   5.1 Strategic Plan Follow up – December Meeting
   The Board confirmed their desire to continue with the strategic plan and move it forward. To be brought back and discussed at the December meeting.

6. **Correspondence**

7. **Financials**
   7.1 October Financial Statements
   Work continues to find a sponsor for naming rights. Staff are putting a list together of who has been contacted as well as a list of names who have not yet been approached.
   Staff have been working on contacting all previous sponsors who have not yet paid the committed amounts.

A package for new sponsors has been put together with various offerings and price points as well as a presentation to share in meetings with potential sponsors.
Question from the Board: How much would the amount be for the naming sponsor? Unsure of how much and for how long. Will gather this information and provide.
55+ Games – still awaiting several invoices, this will be brought forward once complete.
$123,000 surplus at the end of October, expenses are ahead of where we had them in the budget.
Difference in wages are the difference in the bottom line. There were gaps in certain positions with some turnover, finance position not pursued at this time.

Motion: To accept the Financials as of October 31, 2025.
Moved by Deputy Mayor Veinotte, Seconded by Deputy Mayor McDonald
Motion carried

7.2 55+ Games Update
The report is nearly finalized. Still waiting for a few invoices to come in.
Registration for this event was the highest the Games have had.
Sponsorship was successful.
There was an agreement with area hotels – money from this came back.
MODL and TOB each contributed $20,000, $25,000 received from the Province.
Venue fees, membership dues for registration – goes back to the Society.

$30,000 to be used to provide honorariums to host venues such as Flourish.
Legacy Fund was increased – project to be determined. This will be brought back to the December meeting with recommendations for board approval before proceeding.
The balance to be shared equally with the Society. John will help to determine if what is leftover stays with the LCLC or if it needs to be distributed another way.
Website created, had taken over the Facebook page previously set up – will request that the Society pass this along to the next group hosting the games. Also requesting that a guide be put together to help in the planning and executing – should not need to start from the beginning each time.

8. **New Business**

8.1 Cost Recovery Discussion Memo
Discussion around what the purpose of the LCLC is and the competing priorities. There is a need to be accessible to the community as well as a requirement to generate revenue to sustain.
In the month of July there were over 1,000 showers taken – this all comes at a cost.
In looking at rates, we need to understand what the market will tolerate. GM did a jurisdictional scan, and it showed that the LCLC is in the middle among other facilities.
Historically there have been non-profits using the facilities far below the break-even cost.
Staff have been discussing these arrangements with organizations as they request rentals, working to come to a new agreement that is closer to the actual cost to the LCLC.
With a small staff it is difficult to make these events happen, and overtime is the result.
What level of subsidy is the board comfortable with, do we need a cost recovery model?
Suggestion that we consider two separate rates. One for commercial and another for non-profit. We need to cover our costs.

Board requesting that the GM come back to the board with recommendations for cost recovery.

Member access (early access) to swimming lessons has become a problem. Many of the spaces are filled up through the early access and those without memberships have difficulty registering or are unable to register because offerings are full.
If you eliminate this type of perk from the membership, you will lose members.
What are the benefits of having a membership versus paying for classes individually?
Currently discounts are stacked (seniors, employee). Should there be a separate rate for TOB/MODL residents vs. those living outside these municipal units?

Discussion regarding donations – move to a line-item amount with a budget. There needs to be controls around how many passes are given out, who is authorized to give them out and a maximum amount per year.

9. **Information/Updates**

9.1 General Manager's Monthly Report

EV Chargers are being powered up. Ribbon Cutting Ceremony to be scheduled for December 15th. Chargers installed by Nova Scotia Power, no expense to the LCLC.
Working on making sure all the action items are completed – aquatic tile repairs, storage, IT, website, etc.
Arena ice – very little open ice available. GM has been doing the ice booking as a way to start changing the processes and to be transparent in how these decisions are being made.
Traffic in the LCLC is up 50,000 year over year. Having this data available will help with sponsorship discussions.
Aqua fit instructor course was held – can begin adding aqua fit to the schedule.
Trying to build up the number of lifeguards to be prepared for the summer.
Simple Local Life will come in to do some promotional videos as part of a project she's working on.
Using past participation and data to adjust offerings for Active Living Classes. New instructors have been brought in, more variety available.
55+ games was a success with record participation.

10. **In Camera**

Motion: To go in camera
Motion made by Deputy Mayor Veinotte, seconded by Deputy Mayor McDonald
Motion carried

10.1 Contract Negotiations under Section (22)(2)(e) of the *MGA*

Motion: To rise and return
Motion made by Mayor McLean-Wile, seconded by Deputy Mayor McDonald
Motion Carried

Motion: That the Board approve entering into a consulting agreement with Mr. Dan McDougall for a cost not to exceed $42,250 to evaluate and develop a management

agreement for governance and administrative oversight of LCLC through MJSB and direct this matter to the MJSB Board for their approval.
Motion made by Mayor McLean-Wile, seconded by Deputy Mayor McDonald
Motion Carried

11. **Next Meeting:** Thursday December 18, 2025, at 5:30 PM

12. **Adjournment**
The meeting was adjourned by the Chair at 7:50 PM