

Economics of Proposed Centre Village Gas Plant

Provided to Tantramar Council

As requested - April 14, 2026

Gregor MacAskill

Protect the Chignecto Isthmus Coalition (PCIC)

gregmacaskill@gardnerpinfold.ca

Foreword

- ▶ These slides were first presented at a public information session in Tantramar, New Brunswick in December, 2025, then updated for a public presentation in February, 2026.
- ▶ These slides were not part of the Apr 14, 2026 presentation to Council, but a copy was requested by Council following the presentation by PCIC regarding the New Brunswick Energy and Utilities Board hearing for the proposed gas plant.
- ▶ The analysis and views expressed in these slides are solely the responsibility of PCIC. The sources and results shown are based on the best publicly available information at the time.
- ▶ Contact gregormacaskill@bellaliant.net for further details.

Centre Village Gas Plant - Outline

- ▶ NBEUB RIGS gas plant Hearing
- ▶ What is economics?
- ▶ Gas plant economics
- ▶ Gas plant environmental economics
- ▶ Gas plant ecological economics
- ▶ Benefit-cost analysis

Centre Village Gas Plant - Outline

- ▶ NBEUB Hearing
- ▶ Does NB Power need more capacity? How much? When?
- ▶ Is the RIGS project the best way to meet needs? What about batteries?
- ▶ Has the NB Power application for the RIGS investment been “prudent”?
 - ▶ Best technical solution?
 - ▶ Least cost?
 - ▶ Meet all NB Power requirements?
 - ▶ Proper procurement and procedures?
 - ▶ Any other factors the Board may consider?
- ▶ Evidenced-based decision - where is the study - the 3 inches of paper?

Centre Village Gas Plant - Outline

- ▶ Economics have not been considered in any review process yet
- ▶ What is Economics? Does the RIGS project help or hinder the NB economy?
- ▶ It is not accounting - NB power finances, Province fiscal state.
- ▶ Environmental economics - Dollar value of impacts
- ▶ Ecological economics - Biophysical value of impacts
- ▶ Key policy tools required federally, but not provincially - there has been no economic impact assessment or economic cost-benefit analysis done. Only very limited NB Power financial (not economic) analysis has been done.

Centre Village Gas Plant - Economics

- ▶ **Economics** > Environmental Economics > Ecological Economics
- ▶ Buy Canadian? Affordability vs. NB Power rate increases?
- ▶ **Combined cost** - NB EUB says annual tolling fees and gas purchase will be about \$3.5B for 25 years (\$4,600 - \$7,000 per residential customer, \$225/yr - NB Power Load Forecast)
- ▶ **Fuel cost** - Based on naturalgasnb.com prices and ProEnergy Initial Project Description (IPD) for IAAC - annual \$90 - \$211 million for fracked gas shipped from U.S. (low \$2.2 billion 25 yr total, \$4,100 per NB household, \$165/yr)
- ▶ **Batteries** - NextStar (<https://nextstar-energy.com>) and NRStor (<https://nrstor.com/>) in Ontario are Canadian grid scale battery manufacturers
- ▶ Based on NB Power 2023 quote for batteries, this would save \$2.3 billion vs 400MW RIGS or save \$2.6B vs 500MW RIGS with 100MW sold to NS
- ▶ **No gas required!**

Centre Village Gas Plant - Economics

- ▶ Economics > **Environmental Economics** > Ecological Economics
- ▶ Climate action?
- ▶ NB Climate Action Plan 2022-2027 - Reduce NB GHG emissions from 12.4 Mt in 2020 to 10.7Mt by 2030. ProEnergy IPD “stress level” CO₂e emissions will be 910,800 mt or 7.9% (8%) of all emissions in NB
- ▶ How big is this? Equivalent to emissions from all buildings in NB, more than Rick Mercer 1 tonne challenge (1.3 mt per NB resident every year)
- ▶ Social Cost of Carbon (SCC) - Over \$308 per tonne in 2025 means \$280 million for 25 years (\$7.0 billion 25 yr total, **\$19,100** per NB household, \$766/yr)
- ▶ About **10.8** Chignecto Isthmus upgrades! (at \$650 million estimate)

Centre Village Gas Plant - Economics

- ▶ Economics > Environmental Economics > **Ecological Economics**
- ▶ Dollar values not always necessary, although estimates are possible.
- ▶ **Wetlands** - carbon storage & many other ecosystem goods and services (EGS)
- ▶ **Wildlife** - international biodiversity commitments, international migratory bird commitments, prov/fed species at risk laws, Tantramar wetlands designation, Chignecto Isthmus corridor protection efforts etc.
- ▶ **Water resources** - both uptake and discharge impacts
- ▶ **Air emissions** - in addition to CO₂e (GHG) emissions from Nox, Sox, and particulates
- ▶ Assuming no system failures or accidents at the site!

Centre Village Gas Plant - Economics

- ▶ **Economics > Environmental Economics > Ecological Economics**
- ▶ As Mastercard would say...
- ▶ RIGS cost is \$6,000 (per NB home 25 yrs)
- ▶ Carbon cost is \$19,100 (per NB home 25 yrs)
- ▶ Ecological costs are **priceless!**
- ▶ Nearly all of these costs do not even go to support NB or Canadian economy since they will flow to U.S. companies.

Update on Capital Projects and Library Early Work (Spring/Summer 2026)

April 14, 2026

MountAllison
UNIVERSITY

Agenda

- Update on large infrastructure projects
- Overview of McCain McLean Centre
- Overview of R.P. Bell Library - CIL

Infrastructure project core values

- Sustainability
- Indigeneity
- Accessibility
- Integrated design

What this means for Sackville

- Designed to strengthen Mount Allison's role as a community partner and anchor
- Public-facing entrance at both the Library (York) and McCain McLean Centre (Lansdowne) to strengthen community connection
- Support for local health and wellness, community events, programs, and partnerships

McCain McLean Centre Features

- Large, flexible indoor space (26,000 sq. ft., 42-ft ceiling)
- High-performance multi-use sport flooring
- Indoor walking track for University and wider community
- Designed for:
 - Community sports and recreation
 - Intramurals
 - Varsity team training
- Inclusive, accessible spaces supporting health and wellness



McCain McLean Centre for Health and Wellness / Interim Library



MM Centre: interior court view



MM Centre: interior turf and walking track

R.P. Bell Library - CIL

- Gross square feet: 84,700*
- Respects Indigenous ways of knowing – Indigenous elements incorporated into building design
- Improves Environmental Sustainability and Durability
- Improves accessibility
- Modernized Information Technology
- Modern spaces and services for teaching, learning and innovation
- Improved Indoor Environment Quality
- Eliminates deferred maintenance and provides a Library for current and future generations of Allisonians

*Includes 7,000 sq ft in 2 breezeway levels which are part of the project but not part of the Library



R.P. Bell Library: Centre for Innovation and Learning



Library community entrance on York Street



Enclosed Breezeway: View of Academic Quad Entrance

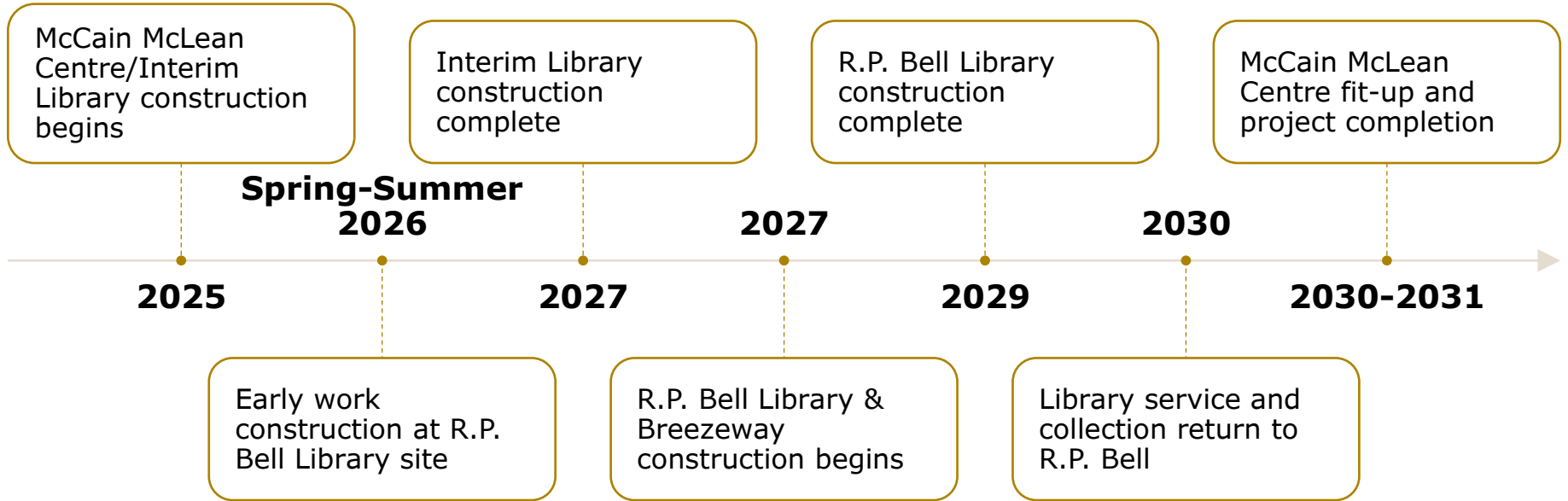


Enclosed Breezeway: View of new fireplace seating area



R.P. Bell Library: Atrium view

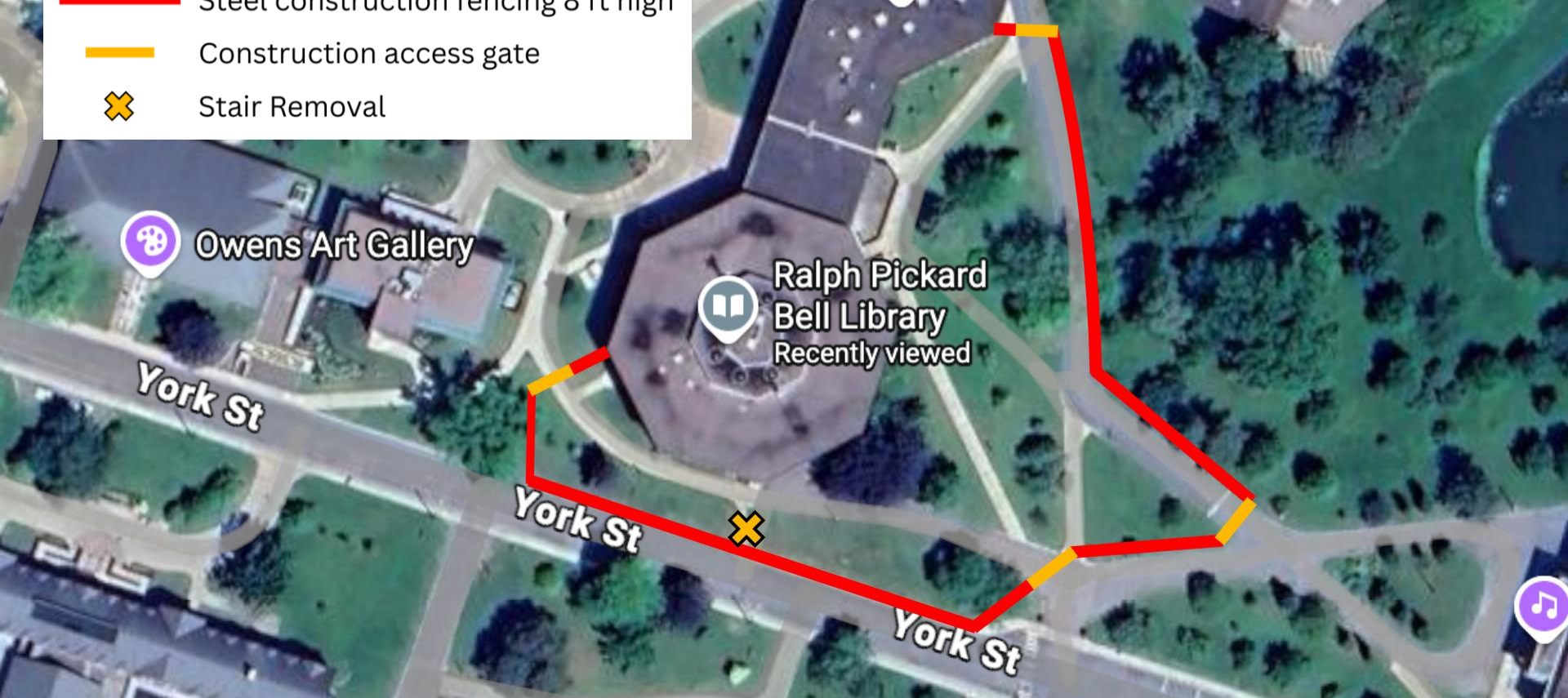
Construction timeline



Appendices

April 2026 – August 2026

- Noticeable construction will begin this spring
- **April** — Construction fence installation around the Library and Crabtree, facing Convocation Hall.
- **May 12–20 (inclusive): Planned power outage at the Library, Crabtree, and Music Conservatory** (buildings will be closed during that week only).
- Stairs near York street behind the Library will be removed.
- Construction fence will be removed August 2026.



Steel construction fencing 6 ft high

Construction access gate

Stair Removal

Owens Art Gallery

Ralph Pickard Bell Library
Recently viewed

York St

York St

York St

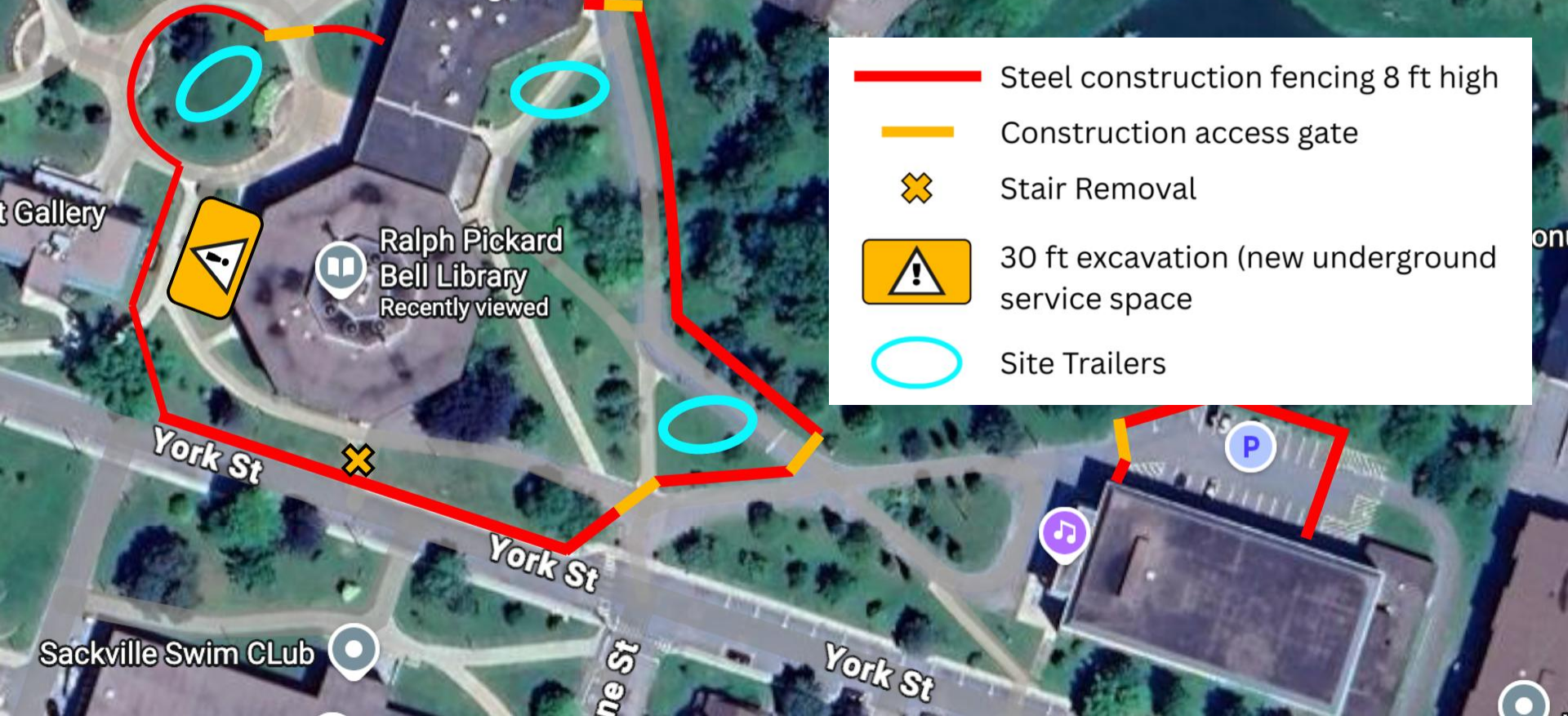
April 2026 – August 2026

Spring 2027 – Summer 2030

- Construction site fencing to extend into academic quad in spring 2027

After Convocation 2027

- Construction fence to be installed in Convocation Hall parking lot.
- Site trailers to be placed inside the construction fencing.
- 30 ft. excavation for a new underground service space



April 22, 2027 – Summer 2030

Questions?

Thank you for joining us today.
Project details can be found on **mta.ca/rpbci1**

Recreation Master Plan – Process Update

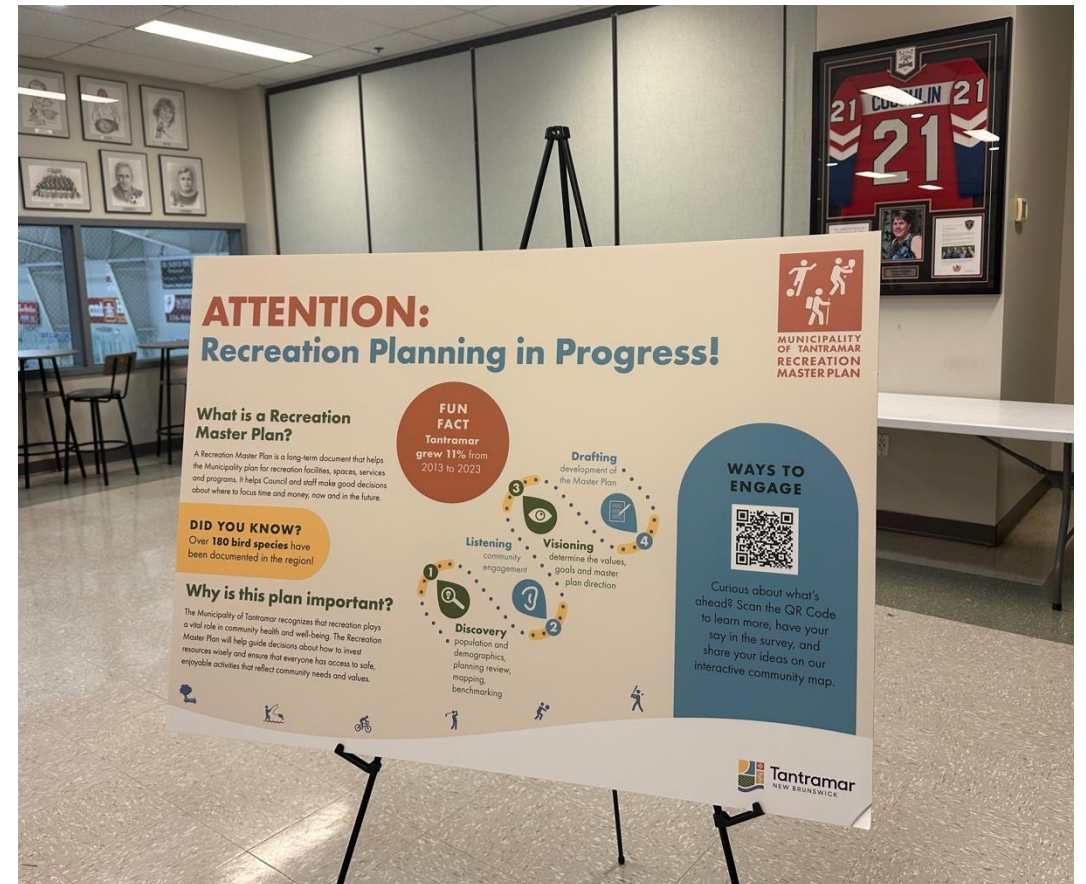
Council Presentation – April 14, 2026

Objectives & Purpose

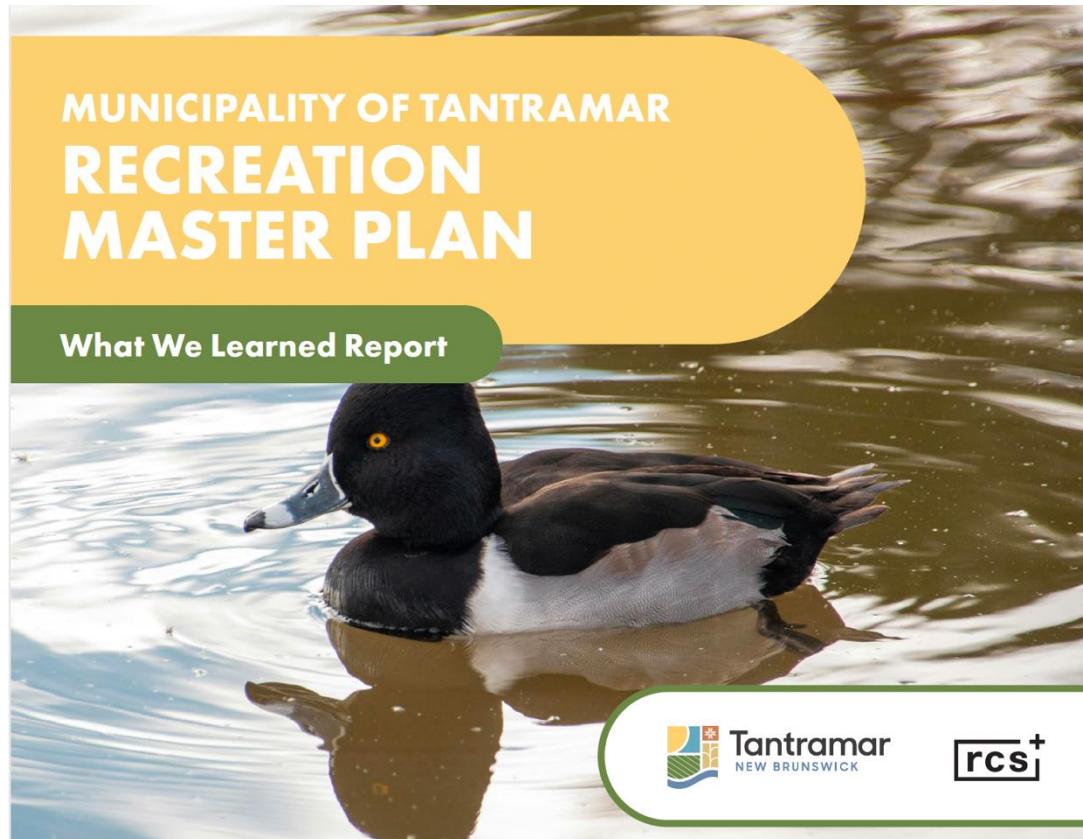
- Provide an overview of the planning process.
- Introduce strategic foundations and directions of the Recreation Master Plan.
- Gather insights from Council to support finalizing the Municipality of Tantramar's new Recreation Master Plan.

Intentions of the Recreation Master Plan

- The Recreation Master Plan will help the Municipality (Staff & Council):
 - prioritize investments
 - make informed decisions and use resources effectively
 - ensure that opportunities are accessible, sustainable, and aligned with community interest and needs



What We Learned



- Community Profile & Geodemographic Analysis
- Planning & Policy Review
- Assessment of Current Recreation System
- Key Sector Considerations & Leading Practices
- Utilization & Service Levels

What We Heard



Strategic Foundations

Recreation Vision

Move. Connect. Belong.

In Tantramar, recreation, parks, and culture bring our communities together, supporting healthy and active lives, and celebrate our natural and cultural heritage.

Recreation Mission

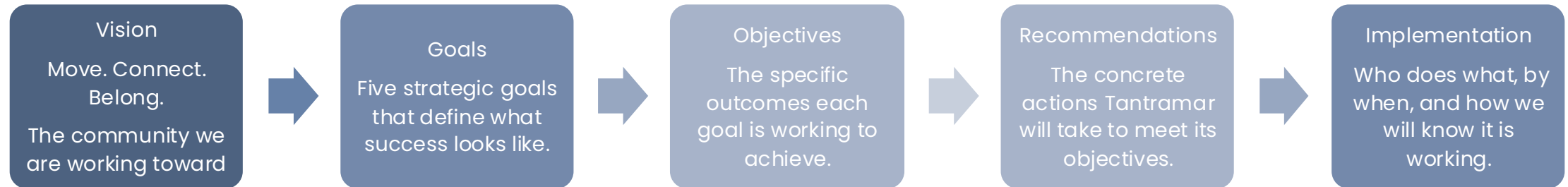
Tantramar works in partnership with residents, community organizations, Indigenous communities, and regional partners to ensure residents connect and thrive through relevant programs, welcoming public spaces, and collaborations. This work supports healthy and active living; celebrates and protects natural, cultural, and heritage resources; provides opportunities for creative expression; and ensures recreation is equitable, accessible, and responsive to the needs of all.

Strategic Foundations – Mandate

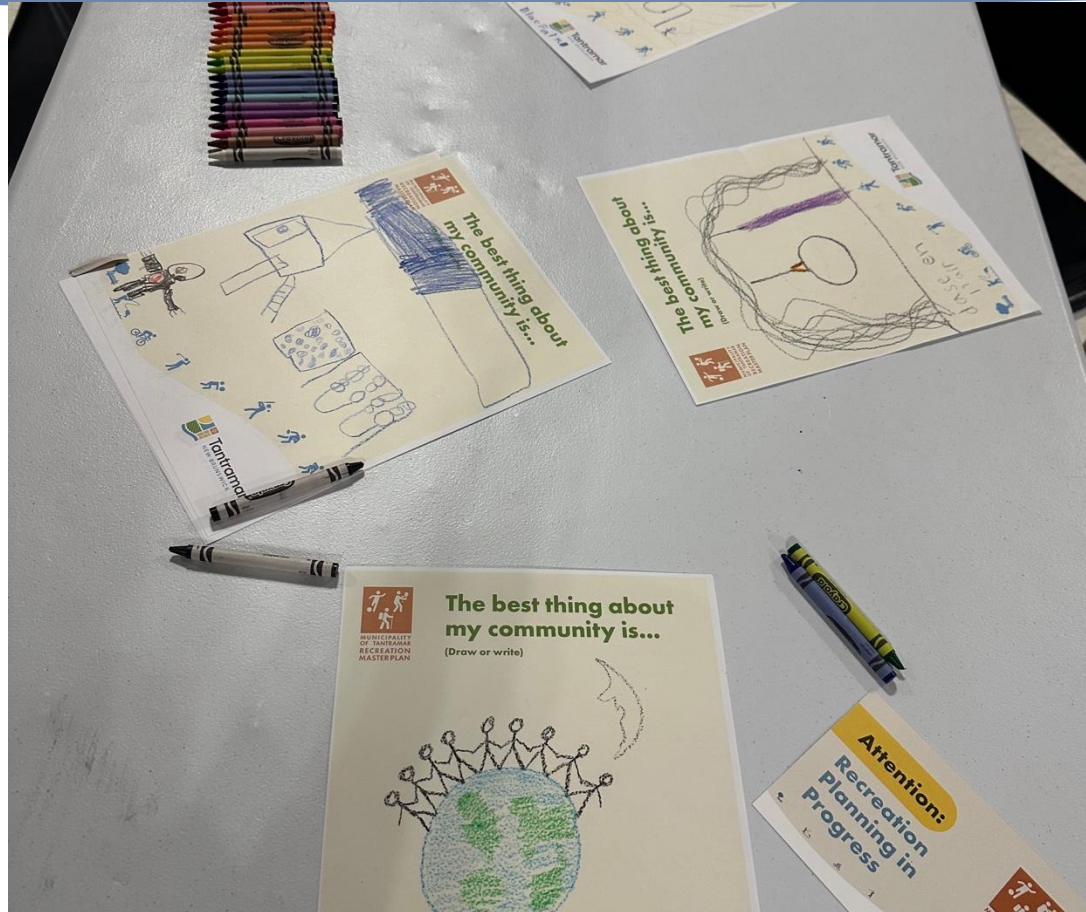
Tantramar plans, develops, and manages financially viable and sustainable indoor and outdoor facilities, parks, trails, open spaces, programs, and services that reflect the broad and evolving recreation, culture, and wellness needs of residents across all communities. In fulfilling this role, the Municipality recognizes the essential contributions of community organizations, volunteers, Indigenous communities, and post-secondary and regional partners, and actively supports their capacity to deliver programs, services, and events that strengthen community life throughout Tantramar.

The Municipality is committed to clear communication, equitable distribution of resources and opportunities, and long-term planning that reflects the values and priorities of the residents it serves.

Recreation Master Plan Strategic Direction



Recreation Master Plan Goals



- Active Living and Wellness
- Equity
- Collaboration
- Communication
- Sustainability

Service Delivery Recommendations

- Establish a Parks and Recreation Working Group
- Program Delivery Framework
- Local and Regional Partnerships
- Policy and Process Improvements
- Strategic Planning for Trails and Active Transportation

Infrastructure Recommendation

- **Big Move:** *Explore Feasibility of Multi-purpose Community Recreation Hub*
- **Goal Alignment:** Active Living and Wellness, Equity, Collaboration, Communication, Sustainability
- **Timeframe:** Long-Term
- Years 1 to 3:
 - Commission a facility feasibility study.
 - Engage the community in siting and design directions.
 - Develop a business case for Council.
- Years 3 to 5:
 - Confirm Council commitment and funding strategy.
 - Engage an architect and project team.
 - Secure capital funding commitments, including potential regional contributions.
- Years 5 to 10:
 - Complete construction.
 - Develop an operating model, staffing plan, and programming framework.
 - Open facility and evaluate operations against intended outcomes .



Questions? Thank you



To: Mayor and Council
Submitted by: Jon Eppell, Director of Engineering & Public Works
Date: April 9, 2026 (REVISED April 14, 2026)
Subject: Bayview Estates – Request for Provisional Acceptance

PROPOSAL

To have Council consider Salem Properties request for Provisional Acceptance since the conditions for Provisional Acceptance in the Subdivision Development Agreement have not been met.

BACKGROUND

Council authorized Tantramar entering into a development agreement with Salem Properties at the September 8, 2025 Regular Council meeting. Salem Properties has entered into the Subdivision Development Agreement, however the security (3 (b)) has not been provided nor the cash in lieu (17) for the lands for public purposes.

It is understood that the developer wishes to have the tentative subdivision plan approved and for this to happen the road must be accepted as a public road. The trigger to accept the road is the Provisional Acceptance. We believe the reason the developer is wanting to have the tentative subdivision plan accepted is to accelerate the sale of lots and the building permit process. This would seem to be a scheduling issue for the Developer.

DISCUSSION

Construction is well underway, with underground services and road construction. It is understood that there remains to be constructed about 80m of road, the turnarounds and the detention pond. The curbs, sidewalks and asphalt paving are also outstanding, but are not a requirement for Provisional Acceptance.

Section 14 of the Subdivision Development Agreement requires that items (1) to (5) be completed prior to requesting Provisional Acceptance.

- (1) Sewer system – including sewer laterals to the lot line.
- (2) Water mains and lot services.
- (3) Drainage swales, ditches and driveway culverts.
- (4) Detention pond.
- (5) Roadway construction - granular base (width 9m, depth 200mm), sandstone sub-base (10.6m, depth 300mm) and perforated flexible drains with filter sock and granulars.

Provisional Acceptance requires the following, which have *not* been provided.

1. Preliminary "as-built" drawings, with final "as-builts" provided within 30 days of Provisional Acceptance.
2. Sewage leakage tests and provision of video/inspection reports.
3. Watermain pressure and bacteriological tests.

4. Statutory Declaration
5. Letter from WorkSafe NB
6. Joint inspection by Engineer, Contractor and Tantramar.

Salem Properties proposes to treat items 1 to 6, above, as deficiencies and provide additional security for the work not yet completed and for items 1 to 6, above.

Section 14 (c) states '*When all deficiencies identified by inspection have been satisfactorily corrected, and written confirmation from the Consultant stating that the work has been completed as per the corrections and the "as-built" drawings, the Director of Engineering & Public Works shall declare the work acceptable for public use and shall issue the "Certificate of Provisional Acceptance".*'

Salem Properties has advised that other municipalities, such as Moncton and Dieppe, commonly allow Provisional Acceptance with additional security for work not yet completed and items otherwise required for Provisional Acceptance.

Salem Properties' request to vary from the Subdivision Development Agreement does not fall within the Director of Engineering & Public Works discretion. For this reason, the information is being presented to Council for a decision.

INTERDEPARTMENTAL CONSULTATION

N/A

LEGISLATION/POLICY

It is suggested that the proposal should be viewed with the broader scope in mind that other developers may make similar requests. If Council entertains this proposal, then consideration should be given to including the essence of this proposal in the standard Tantramar Subdivision Development Agreement moving forward.

FINANCIAL CONSIDERATIONS

Tantramar has not estimated the value of the work not yet completed and for items 1 to 6, above, as Tantramar has not inspected the work. Prior to determining the value of any security, Tantramar would prepare an estimate and would look for the security to be about double the estimated value.

There is a risk of cost to Tantramar in the event of a default by the Developer where Tantramar must complete the work and the cost exceeds the security provided. This may have a schedule risk.

LEGAL

Stewart McKelvey recommends denying the request as it stands because the work is not done as was agreed in the Subdivision Development Agreement. The acceptability of the underground work is unknown as it has not been tested.

There is a risk to Tantramar that the work is not satisfactory and that Tantramar must make it good if the Developer walks away – will the security be sufficient? The estimated cost does not include testing costs, Tantramar admin time, HST, any cost escalation, and the engineering oversight Tantramar would need to manage a completion contract. Salem Properties have not yet provided the letter of credit and cash-in lieu, so Tantramar is already lacking in security.

Once the tentative subdivision plan is registered Tantramar will own the street and the infrastructure. Tantramar does not want to inherit infrastructure that is not completed or deficient. Otherwise, subject to legal actions against the developer, etc., Tantramar would be on the hook ultimately to repair.

A concern is that issuing a provisional acceptance certificate as proposed by the Developer means Tantramar is telling the public and future lot owners that the works are acceptable — when Tantramar has no engineering basis to say that.

There is a practical enforcement angle worth keeping in mind. If a precedent is created - approving provisional acceptance before the works are tested and the detention pond is operational - Tantramar would have a very hard time saying no to the next developer who comes in with a similar ask. The detention pond is a good example: it's not just incomplete, it's not functional at all, and stormwater management is exactly the kind of thing that creates liability for municipalities if a neighbouring property floods before the system is operational. Approving now, even conditionally, makes it harder to hold that line later.

If the Developer’s proposal is to be considered Tantramar would have to prepare their own estimate of the value of the remaining work and have a higher amount of security than proposed.

Ideally, Tantramar would get the outstanding security in place as identified in the Subdivision Development Agreement, finish the road structure successfully conduct the required tests, and then do the inspection properly under Section 14 of the Subdivision Development Agreement. That protects Tantramar and protects the Developer too. If there is a failure in the installed works, better to find it now than after the lots are sold.

COMMUNICATIONS/PUBLIC ENGAGEMENT

N/A

TANTRAMAR 2025-2028 STRTEGIC PLAN

N/A

COMMUNITY IMPACT

N/A

CLIMATE CHANGE IMPLICATIONS

N/A

CLIMATE LENS

| Climate Lens | Towards | Away | No change |
|---------------------------|---------|------|-----------|
| Emissions reduction | | | X |
| Stormwater management | | | X |
| Thriving natural assets | | | X |
| Sustainable processes | | | X |
| Climate change adaptation | | | X |
| Climate leadership | | | X |

OPTIONS

1. Accept Salem Properties’ proposal to provide additional security for the work not yet completed and for items 1 to 6, above. Valuation of outstanding work and deficiencies subject to Tantramar Engineering & Public Works assessment. Suggested security would be twice the estimated value for outstanding and deficient work.
2. Decline Salem Properties’ proposal and follow the Subdivision Development Agreement.

RECOMMENDATION

It is recommended that Council require adherence to the Subdivision Development Agreement terms and deny the Developer's proposal for Provisional Acceptance to be granted with additional security for work not yet completed and items otherwise required for Provisional Acceptance.

ATTACHMENTS

Patrick Lanteigne March 26, 2026 e-mail

24-242E – Progress Letter R-1 (2026-03-11).pdf

To: Mayor and Council
Submitted by: Jon Eppell, Director of Engineering & Public Works
Date: April 9, 2026 (REVISED April 14, 2026)
Subject: Squire Street Lift Station Upgrading

PROPOSAL

To have Council authorize the hiring of an engineering consultant for the assessment, design, tendering and construction phase services for the lift station upgrading.

BACKGROUND

The Squire Street Lift Station was constructed in about 1977 and continues to operate with the original equipment including the original control panel. While it has provided good service, it is approaching the end of its useful life and requires upgrading.

DISCUSSION

A request for proposals was issued to four local qualified engineering consultants. The RFP scope includes assessment of the lift station, identification of upgrading options, design, tender package and construction phase services. The proposals are to be submitted on April 9 and will require review for selection of the preferred engineering consultants. The results will be presented at the April 14 Regular Council meeting.

The proposals will be evaluated on project understanding (10 pts), services and deliverables (35 pts), schedule (5 pts), proposed team (30 pts) and cost proposal (20 pts).

Four proposals were received and were scored as follows.

| Consultant | CBCL | Englobe | EXP | WSP |
|------------------------------------|----------|----------|----------|-----------|
| Price | \$78,200 | \$76,000 | \$39,671 | \$109,140 |
| Price/hr | \$181.86 | \$132.17 | \$146.39 | \$158.88 |
| Hours | 430 | 575 | 271 | 687 |
| Score Total | 70.3 | 90.2 | 84 | 72 |
| Understanding | 10 | 9 | 9 | 10 |
| Services & Deliverables | 26 | 33 | 28 | 26 |
| Schedule | 3 | 4 | 4 | 3 |
| Proposed Team | 19 | 29 | 24 | 21 |
| Price | 12.3 | 15.2 | 19.0 | 12.0 |

Englobe scored the highest and had the second lowest cost. Using the number of hours allowed for the assignment, Englobe had the lowest cost per hour.

EXP had the lowest price and significantly less hours on the project (271 versus 575 for Englobe), particularly for the design and Construction Phase services.

INTERDEPARTMENTAL CONSULTATION

N/A

LEGISLATION/POLICY

N/A

FINANCIAL CONSIDERATIONS

The 2026 Utility Capital budget includes \$450,000 for the Squire Street Lift Station.

LEGAL

N/A

COMMUNICATIONS/PUBLIC ENGAGEMENT

N/A

TANTRAMAR 2025-2028 STRTEGIC PLAN

This aligns with *Planning for the Built and Natural Environment* pillar from Tantrammar’s [2025-2028 Strategic Plan](#).

COMMUNITY IMPACT

N/A

CLIMATE CHANGE IMPLICATIONS

N/A

CLIMATE LENS

| Climate Lens | Towards | Away | No change |
|---------------------------|---------|------|-----------|
| Emissions reduction | | | X |
| Stormwater management | | | X |
| Thriving natural assets | | | X |
| Sustainable processes | | | X |
| Climate change adaptation | | | X |
| Climate leadership | | | X |

OPTIONS

1. Authorize hiring of the consultant.
2. Not proceed with the project.

RECOMMENDATION

It is recommended that the assignment be awarded to Englobe in the amount of \$76,000.00 plus HST.

ATTACHMENTS

N/A

From: [REDACTED]
To: [Andrew Black](#); [Jennifer Borne](#)
Cc: [Becky Goodwin](#)
Subject: CODE OF CONDUCT COMPLAINT
Date: Tuesday, April 7, 2026 4:43:53 PM
Attachments: [image0.png](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward this to the clerk as well.

Formal Complaint Regarding Misuse of Municipal Resources for Political Campaigning

Dear Jennifer,

Dear Mayor Black,

This is an official Code of Conduct complaint 2025-19

I am writing to formally raise a serious concern about the alleged misuse of municipal resources by members of Tantramar Council for personal political gain during the current election period.

I have observed that [REDACTED] Councillor Debbie Wiggins Cowell (also referred to as Debbie Wiggins-Colwell) appear to be using official municipal email accounts to promote their election platforms and campaign activities. I have attached photographic evidence of this activity for your review.

This practice constitutes a clear misuse of public assets. Municipal email systems—including addresses, servers, and associated infrastructure—are funded by taxpayers and intended exclusively for the conduct of official municipal business, not for advancing individual political campaigns. Using these resources provides an unfair electoral advantage to the individuals involved, as it offers free professional communication tools, potential access to municipal contact lists or networks, and subsidized outreach that is not equally available to other candidates.

Furthermore, emails sent from official municipal addresses (@tantramar.ca or similar) carry the implied authority and endorsement of the municipality itself. Recipients may reasonably interpret such messages as representing the official position of Tantramar Council or the Dorchester fire station, rather than the personal views of a candidate. This blurs the critical line between neutral public service and partisan political activity, undermining public trust in local government and creating an appearance of impropriety.

Under New Brunswick's *Local Governance Act* and the mandatory Code of Conduct for members of council, councillors are explicitly prohibited from using local government property, resources, or services in an unreasonable manner, for personal gain, or in support of a candidate in a local government election. Such actions also raise broader concerns about conflict of interest, improper use of influence, and the erosion of a level playing field in

municipal elections.

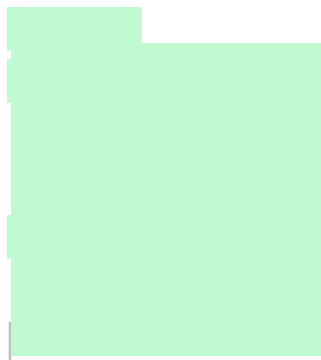
I therefore request that the municipality immediately investigate this matter. I wish to file a formal Code of Conduct complaint against Councillor Debbie Wiggins Cowell for the improper use of municipal resources, misuse of influence, and any other applicable violations under the Code of Conduct or related bylaws.

I also ask that a general review and complaint be initiated regarding any other council members or municipal personnel who may be using official municipal email accounts or resources to support their election campaigns. All candidates should be required to use personal or dedicated campaign email addresses to ensure fairness and compliance with ethical standards.

I trust that Tantramar Council and administration will treat this complaint with the seriousness it deserves, in order to uphold the integrity of our local democratic processes and protect taxpayer-funded resources. Please confirm receipt of this letter and advise me of the next steps in the complaint process, including any timelines for investigation and resolution.

Thank you for your prompt attention to this important matter.

Sincerely,

A large rectangular area of the document is redacted with a solid light green color, obscuring the signature and any text that might have been present below the "Sincerely," line.