

TOWNSHIP OF RIDEAU LAKES

Regular Meeting of Council Minutes

July 7, 2025, 6:00 p.m. Municipal Office, Chantry

Members Present: Mayor Arie Hoogenboom, Deputy Mayor Deborah Anne

Hutchings, Councillor Jeff Banks (Virtual), Councillor Paula Banks (virtual), Councillor Dustin Bulloch, Councillor Linda Carr, Councillor Sue Dunfield, Councillor Marcia Maxwell, Councillor

Ron Pollard

Staff Present: Shellee Fournier, CAO, Mary Ellen Truelove, Clerk

CALL TO ORDER

Mayor Hoogenboom called the Meeting to order at 6:00 p.m.

LAND ACKNOWLEDGEMENT STATEMENT

The Township of Rideau Lakes acknowledges that we live and work and are meeting on ancestral territories of indigenous people. We do so respecting both the land and the Indigenous peoples and honor their past, present and future. The Township values and respects their cultural heritage and relationship to the land.

ROLL CALL

Members of the public in attendance who signed in: Joan Delaney, Linda Ubdegrove, Dan Berty, Jennifer Bulloch, Brian Killins.

EMERGENCY ADDITIONS/AMENDMENTS TO AGENDA

Mayor Hoogenboom asked if there were any emergency additions or amendments to the Agenda and the following was noted:

Councillor J. Banks requested that Agenda Item 15.3 under Notice of Motion (Future Office Location) be moved to Agenda item 14.4 under Proposed Motion.

ADOPTION OF AGENDA

RESOLUTION 155-2025

Moved by Councillor J. Banks Seconded by Councillor Dunfield

Be it resolved, that the Agenda be approved and adopted as amended.

Carried

<u>SWEARING IN CEREMONY FOR NEW COUNCILLOR WARD 3 - Dustin Bulloch</u> (Mary Ellen Truelove, Clerk)

Mary Ellen Truelove, Clerk, administered the *Declaration of Office for Members of Council* to Councillor Dustin Bulloch.

DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF

Mayor Hoogenboom asked if any Council Member had a Pecuniary Interest in any Item on the Agenda and if so, the Nature of that Interest and the following was declared:

I, Mayor Hoogenboom, do declare a conflict of interest, non-pecuniary in nature, related to any other matter including matters under the Township of Rideau Lakes Code of Conduct in regard to item number 19.4, namely the June 23, 2025 Municipal Services Committee GG Closed Meeting Minutes, on the Regular Council Meeting Agenda dated July 7, 2025. The declared interest is of the following general nature: Discussion on Use of Strong Mayor Powers.

Signed: Arie Hoogenboom Received: Mary Ellen Truelove, Clerk

PRESENTATIONS

Diane Haskins: Ontario Senior Achievement Award

Mayor Hoogenboom presented a certificate to Diane Haskins for the Ontario Senior Achievement Award, which recognizes people who have made outstanding contributions to their communities through voluntary or professional activities after the age of 65. Ms. Haskins was provided an opportunity to address council on her contributions.

DELEGATIONS: None

BUSINESS ARISING

DARS Recommendations

Recommendations from Delta Athletic and Recreation Society (DARS) June 17, 2025 Minutes were provided to Council with staff notes on the action items.

MSC (PW) Rec #118-2025 re: Request for Written Financial Analysis on Capital Project Affordability

RESOLUTION 156-2025

Moved by Councillor P. Banks Seconded by Councillor Maxwell

WHEREAS the previous Treasurer, a Certified Management Accountant (CMA), supported an \$8.5 million capital project, which would have significantly drawn down the Township's remaining debt and reserve capacity;

AND WHEREAS the current Mayor now claims that the Township cannot afford a revised \$6.9 million infrastructure plan, despite its lower capital cost, reduced long-term borrowing, and more comprehensive facility coverage;

AND WHEREAS neither staff nor the external expert referenced by the Mayor have provided Council or the public with a written explanation detailing what financial changes have occurred in the Township's position to justify this reversal;

AND WHEREAS transparency, accountability, and informed fiscal stewardship demand a clear, accessible explanation of the financial reasoning behind such significant differences in project affordability assessments;

NOW THEREFORE be it resolved, that Council direct staff to prepare and commission from an independent expert, a written financial opinion that clearly outlines:

- 1. The fiscal context in which the former Treasurer supported the \$8.5 million HUB project;
- 2. The current fiscal context that informs the Mayor's assertion that a \$6.9 million project is unaffordable;
- 3. A comparative analysis of both plans' capital and long-term borrowing costs, impacts on reserves and debt capacity, and overall financial sustainability;
- 4. Any significant changes in financial conditions that would justify the Mayor's current position;

AND FURTHER that this written analysis be presented to Council and made publicly available to ensure transparency and support fact-based decision-making.

Defeated

MINUTES

The following minutes were read as distributed to Council. Mayor Hoogenboom asked for any errors, omissions or questions and none were noted.

- Regular Council Meeting: June 2, 2025
- Municipal Services Committee PW Meeting: June 9, 2025
- Municipal Services Committee GG Meeting: June 23, 2025

- Economic Development Committee Meeting: June 2, 2025
- Municipal Heritage Advisory Committee Meeting: June 19, 2025
- Planning Advisory and Committee of Adjustment Meetings: June 12 & June 25, 2025
- Elgin Seniors Housing Board Meeting: June 4, 2025
- Rideau Lakes Public Library Board Meeting: May 22, 2025
- Delta Athletic and Recreational Society Meeting: May 20, 2025 & June 17, 2025

RESOLUTION 157-2025

Moved by Councillor Maxwell Seconded by Councillor Carr

Be it resolved, that the Corporation of the Township of Rideau Lakes Approves and adopts the Minutes of the Regular Council Meeting held June 2, 2025.

Carried

RESOLUTION 158-2025

Moved by Councillor Maxwell Seconded by Councillor Pollard

Be it resolved, that the Corporation of the Township of Rideau Lakes Approves the Minutes and Adopts all Recommendations contained within the Minutes, unless otherwise dealt with, of the:

- Municipal Services Committee PW Meeting: June 9, 2025
- Economic Development Committee Meeting: June 2, 2025
- Municipal Heritage Advisory Committee Meeting: June 19, 2025
- Planning Advisory and Committee of Adjustment Meetings: June 12, 2025
 & June 25, 2025

AND FURTHER that Council Acknowledges the Minutes of the:

- Elgin Seniors Housing Board Meeting: June 4, 2025
- Rideau Lakes Public Library Board Meeting: May 22, 2025
- DARS Meetings: May 20 and June 17, 2025

Carried

RESOLUTION 159-2025

Moved by Councillor Maxwell Seconded by Deputy Mayor Hutchings

Be it resolved, that the Corporation of the Township of Rideau Lakes Approves the Minutes and Adopts all Recommendations contained within the Minutes, unless otherwise dealt with, of the Municipal Services Committee GG Meeting, held June 23, 2025.

For (6): Deputy Mayor Hutchings, Councillor J. Banks, Councillor P. Banks, Councillor Bulloch, Councillor Carr, and Councillor Dunfield

Against (3): Mayor Hoogenboom, Councillor Maxwell, and Councillor Pollard

Voter Type: Majority (Present), Recorded

Carried (6 to 3)

BY-LAWS

RESOLUTION 160-2025

Moved by Councillor P. Banks Seconded by Councillor J. Banks

Be it resolved that the following By-Laws be taken as read a first and second time the short way this 7th day of July, 2025:

- By-Law 2025-85: Private Road Renaming 1401 North Shore Road to Blundons Lane
- By-Law 2025-86: Contract Jamrock Construction Sidewalks
- By-Law 2025-87: Amend User Fee By-Law 2015-01 Add Planning Fees
- By-Law 2025-88: MOU w/ Westport Lions Club for Use of Beach for Swimming Lessons
- By-Law 2025-89 174064 Canada Inc (ZBA-6-2025)
- By-Law 2025-90 WHYTE (ZBA-8-2025)
- By-Law 2025-91 LOOBY (ZBA-10-2025)
- By-Law 2025-92 ANDROVICH (ZBA-11-2025)
- By-Law 2025-93 Site Plan Control By-Law Amendment

Carried

RESOLUTION 161-2025

Moved by Councillor Maxwell Seconded by Councillor Carr

Be it resolved that By-Laws 2025-85, 2025-86, 2025-87, 2025-88, 2025-89, 2025-90, 2025-91, 2025-92, and 2025-93 be taken as read a third time and finally passed this 7th day of July, 2025.

Carried

CORRESPONDENCE FOR ACTION/INFORMATION

The following Correspondence was received and considered by Council:

- 13.1 RCL Branch 542: Request for Township Logo on Memorial Banners
- 13.2 Pat Phillips & Linda Carr: Seniors Insurance
- 13.3 Ministry of Municipal Affairs and Housing: Response Regarding Concerns from Councillor P. Banks

RESOLUTION 162-2025

Moved by Councillor Pollard Seconded by Councillor P. Banks

Be it resolved that the Council of the Corporation of the Township of Rideau Lakes supports the request from RCL Branch 542 to add the Township logo to their memorial banners.

Carried

RESOLUTION 163-2025

Moved by Councillor J. Banks Seconded by Councillor Maxwell

Be it resolved that the Council of the Corporation of the Township of Rideau Lakes Receives and Files Correspondence Item 13.3.

Carried

RESOLUTION 164-2025

Moved by Councillor P. Banks Seconded by Councillor Dunfield

Be it resolved that staff be directed to bring a report back to a future meeting regarding insurance coverage for the Beverley Seniors and the South Crosby Friendship Club.

NEW BUSINESS

<u>Proposed Motion: Councillor P. Banks - Prepare a Timeline, Drawings, and Cost Breakdown for the Chantry Office Project</u>

RESOLUTION 165-2025

Moved by Councillor P. Banks Seconded by Deputy Mayor Hutchings

WHEREAS Council is committed to transparency and accountability in the use of public funds;

AND WHEREAS it is important to demonstrate to the public the full history and financial impact of the Chantry Office project, including how far back the project began and how much has been spent compared to initial expectations;

NOW THEREFORE be it resolved that Council directs staff to prepare and present:

- A detailed timeline of all major activities, decisions, and milestones related to the Chantry Office project, beginning with the original open house at Portland Hall;
- An itemized breakdown of all costs incurred to date, clearly showing how the approximate \$500,000 has been spent and on what drawings;
- Copies of all associated design drawings and plans completed to date.

AND FURTHER that the full report, including the timeline, drawings, and cost breakdown, be presented to Council for review;

AND FURTHER that following the review, Council will consider next steps, including options for completing, revising, or re-evaluating the project based on the information presented.

Carried

Proposed Motion: Councillor Dunfield: June National Indigenous History Month

RESOLUTION 166-2025

Moved by Councillor Dunfield Seconded by Deputy Mayor Hutchings

WHEREAS the Township of Rideau Lakes publishes an annual calendar to celebrate the beauty and spirit of our community;

AND WHEREAS the 2025 calendar has identified the photo for the month of July as "Squaw Bay by the Rocky Narrows – Tania Weiland";

AND WHEREAS the month of June is federally recognized as National Indigenous History Month, a time dedicated to honouring the history, heritage, and diversity of Indigenous peoples in Canada;

AND WHEREAS the Township recognizes that respect for Indigenous peoples, cultures, and place names is not confined to one month, but is a commitment upheld throughout the year;

AND WHEREAS the name referenced in the July calendar photo may be colloquially known by some residents but is not an officially recognized or appropriate geographic designation;

NOW THEREFORE BE IT RESOLVED that the Township of Rideau Lakes offers a sincere and humble apology for any harm, discomfort, or misunderstanding this naming may have caused to members of our community, especially Indigenous residents;

AND FURTHER THAT the Township commits to a thorough review process for all future publications and printed communications to ensure cultural sensitivity, accuracy, and respect for all members of our community and shared heritage.

Carried

Proposed Motion: Councillor Dunfield - Motion to Reconsider By-Law 2025-69

RESOLUTION 167-2025

Moved by Councillor Dunfield Seconded by Councillor J. Banks

WHEREAS at the May 12, 2025 Special Council meeting, By-Law 2025-69 was passed confirming the proceedings of the Council during the meeting which specifically dealt with the 99% construction working drawings from IDEA for the Chantry Municipal Office Renovation and Addition and directing IDEA to issue the tender;

AND WHEREAS Mayoral Decision MD-2025-01-a was issued on May 26, 2025 to veto By-Law 2025-69;

AND WHEREAS a vote to override the veto took place at a Special Council meeting on May 28, 2025, which was within 21 days after the day the clerk provide the written veto document to the members of council and said override was defeated;

AND WHEREAS reconsidering the original By-Law that was the subject of the veto, is unaffected by the 'strong mayor powers' and would be subject to the provisions of the municipality's procedural by-law dealing with a motion for reconsideration.

NOW THEREFORE the Council of The Corporation of the Township of Rideau Lakes hereby reconsiders By-Law 2025-69.

For (5): Deputy Mayor Hutchings, Councillor J. Banks, Councillor P. Banks, Councillor Carr, and Councillor Dunfield

Against (4): Mayor Hoogenboom, Councillor Bulloch, Councillor Maxwell, and Councillor Pollard

Voter Type: Majority (Present), Recorded

Carried (5 to 4)

RESOLUTION 168-2025

Moved by Councillor J. Banks Seconded by Councillor P. Banks

Be it resolved that Section 19.25 of the procedural By-Law be set aside to allow a vote to come forward immediately to approve the 99% construction working drawings from IDEA for the Chantry Municipal Office Renovation and Addition and directs IDEA to issue the tender, as recommended by the Working Group.

For (5): Deputy Mayor Hutchings, Councillor J. Banks, Councillor P. Banks, Councillor Carr, and Councillor Dunfield

Against (4): Mayor Hoogenboom, Councillor Bulloch, Councillor Maxwell, and Councillor Pollard

Voter Type: Majority (Present), Recorded

Carried (5 to 4)

RESOLUTION 169-2025

Moved by Councillor J. Banks Seconded by Councillor P. Banks

Be it resolved that staff be directed to send out the 99% drawings for the Chantry Renovations/Additions for tender as soon as possible.

For (5): Deputy Mayor Hutchings, Councillor J. Banks, Councillor P. Banks, Councillor Carr, and Councillor Dunfield

Against (4): Mayor Hoogenboom, Councillor Bulloch, Councillor Maxwell, and Councillor Pollard

Voter Type: Majority (Present), Recorded

Carried (5 to 4)

<u>Councillor P. Banks: Direction to Staff – Future Office Location, Chantry Property, Design Options, and Public Engagement</u>

The following motion was brought forward:

Moved by Councillor P. Banks Seconded by Councillor Carr

Be it resolved that, Council receive the report titled Direction to Staff Regarding Future Office Location, Use of Chantry Property, Design Options, and Public Engagement, submitted by Councillor Paula Banks;

AND FURTHER that Council directs the CAO to follow the report as amended and treat the future office project as the Township's TOP priority for the remainder of this term;

AND FURTHER that the CAO prepare a complete project timeline, identify and retain external support as needed, and ensure this work reflects the full range of Council views, including side-by-side cost comparisons and options related to the Chantry office, while also addressing its role in the Township's Asset Management Plan;

AND FURTHER that the existing working group continue oversight of this file, with the newly elected councillor included to support onboarding and ensure full representation;

AND FURTHER that that the CAO deliver final analysis and recommendations to Council no later than December 31, 2025, enabling a decision before the 2026 lame duck period;

AND FURTHER that in recognition of ongoing infrastructure failures at the Chantry office, over \$500,000 in unresolved expenditures, and the urgent need for a safe and functional workplace, this file be supported by clear, fiscally responsible data, including possible next-step costs such as the \$50,000 referendum estimate;

AND FURTHER that the CAO be authorized to take any necessary actions to advance this project, including calling special meetings, hiring experts, or retaining legal or planning support, should any effort be made to delay, obstruct, or override Council's direction through the use of Strong Mayor Powers or other means.

RESOLUTION 170-2025

Moved by Councillor P. Banks Seconded by Councillor Carr

Be it resolved that the main motion be deferred until following the closed session.

Carried

NOTICE OF MOTION

As per the Procedural By-Law, Notice is being provided that the following will be discussed and debated at the next regular scheduled meeting:

Councillor P. Banks: AV and Acoustic Assessment for Portland Hall

WHEREAS Portland Hall is now a centrally located and accessible municipal facility;

AND WHEREAS there is a growing need for modern AV capabilities and improved acoustics to support diverse uses;

NOW THEREFORE be it resolved that Council direct staff to engage qualified AV and acoustic professionals to assess Portland Hall and recommend:

- Equipment to support Council and Township functions, community rentals, multimedia presentations, and outdoor/wireless needs;
- Cost-effective AV solutions;
- Sound absorption treatments to reduce echo and improve audio quality.

AND FURTHER that staff consult the Portland Hall Board and facility staff to identify any additional operational issues since the hall's opening;

AND FURTHER that staff report back to Council with recommendations and cost estimates of needed changes or equipment to guide future improvements.

<u>Councillor P. Banks: Council Seeking Clarification on Mayor Hoogenboom's Media</u> Comments – June 25 and 27, 2025

WHEREAS Mayor Hoogenboom made public statements on June 25 and June 27, 2025, including allegations of "ongoing harassment" by Council and claims that Council ignored legal, architectural, and staff advice;

AND WHEREAS these comments raise concerns regarding their accuracy, tone, and potential impact on public trust, staff morale, and Council integrity;

NOW THEREFORE be it resolved that:

- 1. The mayor, and staff if required, respond to and clearly answer the questions and concerns outlined in this report.
- The mayor be requested to clarify or retract the false public claims made, or provide specific examples and documentation where applicable.
- 3. That this motion and report be submitted to the public record and circulated to the Integrity Commissioner, the Minister of Municipal Affairs and Housing and the Ontario Ombudsman.

MAYOR'S UPDATE

June 27th: I attended virtually the Regular Board Meeting of St Lawrence Lodge. That afternoon I, along with Councillor Dunfield, met with the Lower Beverley Lake Park Board Chair, Penny Sawyer and Park Manager, William Morris in Chantry to move forward with important issues.

June 25th: I attended a meeting in Lansdowne to discuss potential broadband service expansion in our region. I also attended virtually the OPP Board Meeting.

June 26th: I, along with our CAO, had a luncheon with our new County CAO, Al Horsman. Later that day I presented Rideau Lakes Township bursaries at St. John Catholic High School and Perth District Collegiate Institute.

June 27th: I presented our bursary at the Smiths Falls District Collegiate Institute.

June 28th: I attended and brought Township greetings to the Big Rideau Lake Association AGM in Portland.

July 1st: I participated in numerous Canada Day events including those in Lombardy, Chaffey's, Westport and Newboro.

July 4th: I participated in the Upper Canada District School Board Golf tournament at Smiths Falls Golf & Country Club which was a fundraiser of students with special needs. I brought greetings on behalf of our Township.

July 5th: I attended and spoke at the Upper Rideau Lake Association AGM at Shillington Hall.

QUESTIONS FROM THE MEDIA REGARDING AGENDA ITEMS

Mayor Hoogenboom asked if any questions had been received from the Media and the Clerk advised no questions had been submitted via email.

No members of the media were in attendance at this meeting.

QUESTIONS FROM THE PUBLIC REGARDING AGENDA ITEMS

Mayor Hoogenboom asked if any questions had been submitted by the Public regarding Agenda Items and the Clerk advised no questions had been received via email.

No members of the Public were in attendance at this time.

CLOSED MEETING - As per Section 239(2) of the Municipal Act

RESOLUTION 171-2025

Moved by Councillor Pollard Seconded by Councillor Maxwell

Be it resolved that, the Council of The Corporation of the Township of Rideau Lakes closes Meeting at 8:14 p.m. to discuss matters as per Section 239(2) of the *Municipal Act*,:

- Two Items under Section 239 (2)(f): Advice that is subject to solicitor-client privilege, including communications necessary for that purpose
- Regular Council Closed Meeting Minutes: May 5 and June 2, 2025;
- Special Council Closed Meeting Minutes: May 22, 2025
- Municipal Services Committee (GG) Closed Meeting Minutes: May 26 and June 23, 2025

Carried

REPORT REGARDING CLOSED MEETING

Mayor Hoogenboom advised that a closed meeting was held and Council dealt with matters that qualified for closed meeting. There is nothing to report out.

NEW BUSINESS

<u>Councillor P. Banks: Direction to Staff – Future Office Location, Chantry Property, Design Options, and Public Engagement</u>

The following motion was brought forward:

Moved by Councillor P. Banks Seconded by Councillor Carr

Be it resolved that, Council receive the report titled Direction to Staff Regarding Future Office Location, Use of Chantry Property, Design Options, and Public Engagement, submitted by Councillor Paula Banks;

AND FURTHER that Council directs the CAO to follow the report as amended and treat the future office project as the Township's TOP priority for the remainder of this term;

AND FURTHER that the CAO prepare a complete project timeline, identify and retain external support as needed, and ensure this work reflects the full range of Council views, including side-by-side cost comparisons and options related to the Chantry office, while also addressing its role in the Township's Asset Management Plan;

AND FURTHER that the existing working group continue oversight of this file, with the newly elected councillor included to support onboarding and ensure full representation:

AND FURTHER that that the CAO deliver final analysis and recommendations to Council no later than December 31, 2025, enabling a decision before the 2026 lame duck period;

AND FURTHER that in recognition of ongoing infrastructure failures at the Chantry office, over \$500,000 in unresolved expenditures, and the urgent need for a safe and functional workplace, this file be supported by clear, fiscally responsible data, including possible next-step costs such as the \$50,000 referendum estimate;

AND FURTHER that the CAO be authorized to take any necessary actions to advance this project, including calling special meetings, hiring experts, or retaining legal or

planning support, should any effort be made to delay, obstruct, or override Council's direction through the use of Strong Mayor Powers or other means.

RESOLUTION 172-2025

Moved by Councillor J. Banks Seconded by Deputy Mayor Hutchings

Be it resolved that the main motion be amended to remove all the wording starting at the fifth paragraph and it be replaced with:

AND FURTHER that that the CAO deliver final analysis and recommendations to Council no later than December 15th 2025, enabling a decision before the 2026 lame duck period;

AND FURTHER that all information be available for December 15th 2025 and a tender with both options 1) retrofitting Chantry 2) a new build on a new lot along with the retrofit of chantry to a garage ,and the tender be released before December 31st 2025;

AND FURTHER that the working group be extended.

Carried

RESOLUTION 173-2025

Moved by Councillor P. Banks Seconded by Deputy Mayor Hutchings

Be it resolved that, Council receive the report titled Direction to Staff Regarding Future Office Location, Use of Chantry Property, Design Options, and Public Engagement, submitted by Councillor Paula Banks;

AND FURTHER that Council directs the CAO to follow the report as amended and treat the future office project as the Township's TOP priority for the remainder of this term;

AND FURTHER that the CAO prepare a complete project timeline, identify and retain external support as needed, and ensure this work reflects the full range of Council views, including side-by-side cost comparisons and options related to the Chantry office, while also addressing its role in the Township's Asset Management Plan;

AND FURTHER that the existing working group continue oversight of this file, with the newly elected councillor included to support onboarding and ensure full representation;

AND FURTHER that that the CAO deliver final analysis and recommendations to Council no later than December 15, 2025, enabling a decision before the 2026 lame duck period;

AND FURTHER that all information be available for December 15th, 2025 and a tender with both options 1) retrofitting Chantry 2) a new build on a new lot along with the retrofit of chantry to a garage, and the tender be released before December 31st 2025;

AND FURTHER that the working group be extended.

For (4): Deputy Mayor Hutchings, Councillor J. Banks, Councillor P. Banks, and Councillor Carr

Against (5): Mayor Hoogenboom, Councillor Bulloch, Councillor Dunfield, Councillor Maxwell, and Councillor Pollard

Voter Type: Majority (Present), Recorded

Defeated (4 to 5)

RESOLUTION 174-2025

Moved by Councillor Pollard Seconded by Councillor Bulloch

Be it resolved that Council extends the meeting beyond 10:00 p.m.

Carried

BY-LAW #2025-94: Govern Proceedings of Council: July 7, 2025

RESOLUTION 175-2025

Moved by Councillor Maxwell Seconded by Councillor Dunfield

Be it resolved that By-Law Number 2025-94 being a By-Law to Govern the Proceedings of the Council of The Corporation of the Township of Rideau Lakes at its Meeting held July 7, 2025 be taken as read a first, second and third time this 7th day of July 2025.

Carried

ADJOURNMENT

Mayor Hoogenboom declared the meeting adjourned at 10:20 p.m.	
Arie Hoogenhoom, Mayor	Mary Ellen Truelove, Clerk
Arie Hoogenboom, Mayor	Mary Ellen Truelove, Clerk