



CORPORATION OF THE TOWNSHIP OF TEHKUMMAH

Special Council Meeting Minutes
Thursday, December 18, 2025
6:00 P.M.

PRESENT:

Deputy Mayor Steve Wood
Councillor Perry Chatwell
Councillor Lorie Leeson
Councillor Mike McKenzie
Interim Clerk Peggy Young-Lovelace
Office Assistants Dara Mussar and Susan Hart
Fire Chief Jeff Wilson
Roads Super Andrew Wood

1. The meeting was called to order at 6:05 pm
2. Approval of Agenda
Resolution No.: 2025-231
Moved by Mike McKenzie and seconded by Perry Chatwell
BE IT RESOLVED THAT the agenda be adopted as prepared by E4m.

CARRIED

3. Declarations of Disqualifying Interest (Pecuniary) NONE
4. Special Business

Matters Arising from December 15, 2025, Special Meeting

- a. Concession 2 Bridge (matter deferred)
Resolution No.: 2025-227
Moved by Perry Chatwell and seconded by Lorie Leeson
BE IT RESOLVED THAT Council for the Corporation of the Township of Tehkummah does hereby direct _____

Recommended Amended Resolution

Whereas Council received a bridge inspection report from an engineer advising that the Concession 2 Bridge should be load restricted to 10-tonnes; and
Whereas Council directed that signage be placed at the Bridge setting out the load restriction in good faith believing they had the authority to do so; and
Whereas there was no formal resolution passed and Council believed they were relying on Bylaw 2020-003 being a bylaw to prohibit heavy loads on certain Township roads, specific direction from Council and a Confirmatory Bylaw; and
Whereas a cautionary sign was erected by Public Works on the Concession 2 Bridge; and
Whereas a property owner or property owners across the load restricted Bridge secured a building permit from the Township for the erection of a house and the placement of a modular

home; and

Whereas the property owner(s) requested to speak to Council to seek approval to exceed the posted weight restriction at the Regular Meeting of Council on November 4, 2025, which was cancelled by the Mayor; and

Whereas the Mayor advised Council that he had resolved the matter; and

Whereas the cement and modular home were delivered to the property contravening the load restriction; and

Whereas the Engineer who inspected the Bridge advised that based on the weight of materials traversing the Bridge, a further reduction in allowed weight should be applied immediately reducing the allowable weight to 5-tonnes; and

Whereas this level of reduction would prohibit the Township plow truck from servicing the road; and

Whereas Bylaw 2020-003 section 2 is not permissive and in fact section 2.1 specifies only one (1) Township Road which is not Concession 2 and the Bylaw was not amended to accommodate the weight/load restriction as recommended by the Engineer;

NOW THEREFORE BE IT RESOLVED THAT Council for the Corporation of the Township of Tehkummah does hereby direct that the weight/load restriction allowed on the Bridge be reduced to 5-tonnes immediately; and

FURTHER THAT section 2 of Bylaw 2020-003 be retroactively amended to July 16, 2024, to allow Council to, by resolution, temporarily restrict or prohibit certain allowable weights/loads on Township Roads; and

FURTHER THAT the Interim Clerk prepare the amended bylaw for adoption at a Special Meeting to be held on December 22, 2025, and the Road Superintendent be directed to purchase and erect the appropriate regulatory sign and engage the services of a third party who has equipment that can meet the reduced weight/load restriction to provide winter and other necessary road maintenance; and

FURTHER THAT all emergency services be advised of this resolution.

CARRIED

- b. Referring Matters Related to the Actions of the Mayor to the Integrity Commissioner (matter arising from Closed Session more appropriately discussed in open session)

Resolution No.: 2025-232

Moved by: Lorie Leeson Seconded by: Mike McKenzie

WHEREAS Council met in closed session pursuant to Section 239(2) of the *Municipal Act*, 2001 to discuss the Mayor's failure to follow Council direction and workplace complaints as well as potential legal issues; and

WHEREAS prior to circulation of the closed agenda, the Mayor declared no pecuniary interest in the matters and stated he would remain in the meeting; and

WHEREAS Council advised the Mayor that the matters being discussed were indeed pecuniary in nature, but the Mayor refused to vacate his seat and requested the matters be referred to the Integrity Commissioner and Council did not discuss the closed business; and

WHEREAS the Mayor has stated that the law firm connected to the Integrity Commissioner provided him with personal legal advice, and Council has lost confidence in the Integrity Commissioner and the law firm's ability to handle this matter fairly;

NOW THEREFORE BE IT RESOLVED THAT Council declines to refer this matter to the Integrity Commissioner as requested by the Mayor.

Recorded vote requested by Councillor Chatwell

Councillor Chatwell NO

Councillor Leeson YES

Councillor McKenzie YES
Councillor Wood YES

CARRIED

c. Authorizing Interim Clerk to Obtain Bank Letter

Resolution No.: 2025-233

Moved by: Perry Chatwell Seconded by: Mike McKenzie

WHEREAS Council has passed a bylaw establishing signing authority for municipal banking and other financial instruments; and

WHEREAS the Mayor has refused to sign the documentation required to implement the bylaw, citing legal advice, thereby obstructing the implementation of a valid Council decision;

NOW THEREFORE BE IT RESOLVED THAT Council authorizes the Interim Clerk to take all necessary steps to implement the bylaw, including obtaining any required legal action or correspondence to provide to the bank; and

THAT the Interim Clerk be authorized to retain independent external legal counsel, if necessary, to prepare and deliver the required letter to the bank without delay; and

THAT the Municipality fund any legal costs incurred in obtaining the letter and ensuring full implementation of the bylaw; and

THAT the Interim Clerk report back to Council on the actions taken.

CARRIED with an amendment for the last line to read:

THAT the Interim Clerk report back to Council on the actions taken and related costs.

d. Authorize Civil Action Against the Mayor

Resolution No.: 2025-234

Moved by: Lorie Leeson Seconded by: Mike McKenzie

WHEREAS Council believes the Mayor may have contravened the *Municipal Conflict of Interest Act*; and

WHEREAS Council has determined that a direct application to the Ontario Superior Court under section 8 of the Act is the most efficient, transparent, and responsible way to address the matter;

NOW THEREFORE BE IT RESOLVED THAT Council authorize the Interim Clerk to retain independent external legal counsel to prepare and commence a Section 8 application seeking a judicial determination and any remedies the Court considers appropriate, including vacancy of office and disqualification; and

THAT the Municipality fund all costs associated with the application; and

THAT staff preserve and provide all relevant records and information, subject to solicitor-client privilege; and

THAT the Interim Clerk may terminate any existing legal retainer as necessary to retain independent external counsel for this matter.

Recorded vote requested by Councillor Chatwell

Councillor Chatwell NO

Councillor Leeson YES

Councillor McKenzie YES

Councillor Wood YES

CARRIED

e. Urgent Heavy Equipment Repairs

Resolution No.: 2025-235

Deputy Mayor Wood declares a conflict of interest; Councillor Chatwell takes his place as Chair.

Moved by: Mike McKenzie Seconded by: Lorie Leeson

NOW THEREFORE BE IT RESOLVED THAT Council authorizes the Road Superintendent to repair the Township backhoe immediately and further authorizes the hydraulic steering motor and hydraulic turntable valve be sent to Sudbury for evaluation/repair.

CARRIED

f. 2025 Budget Update

g. 2026 Budget – Discussion

h. Fire Chief's Report October & November 2025

Resolution No.: 2025-236

Moved by: Perry Chatwell Seconded by: Mike McKenzie

NOW THEREFORE BE IT RESOLVED THAT the Fire Chief's report for October and November 2025 is hereby accepted.

CARRIED

i. Tax Ratio Bylaw

Resolution 2025-237

Moved by: Lorie Leeson Seconded by: Perry Chatwell

NOW THEREFORE BE IT RESOLVED THAT Bylaw 2025-26 being a bylaw to strike tax rates for 2025 be hereby read and adopted.

CARRIED

j. Appoint a Deputy Clerk

Resolution 2025-238

Moved by: Mike McKenzie Seconded by: Perry Chatwell

NOW THEREFORE BE IT RESOLVED THAT Bylaw 2025-29 being a bylaw to appoint a Deputy Clerk be hereby read and adopted.

CARRIED

k. Appoint a Deputy Treasurer

Resolution 2025-239

Moved by: Lorie Leeson Seconded by: Mike McKenzie

NOW THEREFORE BE IT RESOLVED THAT Bylaw 2025-30 being a bylaw to appoint a Deputy Treasurer be hereby read and adopted.

CARRIED

l. Council Remuneration

Resolution 2025-240

Moved by: Lorie Leeson Seconded by: Perry Chatwell

NOW THEREFORE BE IT RESOLVED THAT Council remuneration for the fourth quarter of 2025 be set as three (3) regular meetings and one (1) Special Meeting and the Interim Clerk be directed to place the current Council Remuneration Bylaw on the agenda for the January 2026 regular meeting.

CARRIED

m. Extend E4m's Engagement

Resolution 2025-241

Moved by: Mike McKenzie Seconded by: Perry Chatwell

Whereas Council entered into an agreement with E4m to act as Clerk for Council meetings, level of service discussions and other policy creation; and

Whereas Council has recently learned that provincial funding has been withheld commencing in July of 2025, due to the failure of the municipality to complete the 2023 audit/FIR as well as other required reporting; and

Whereas E4m is able to support the municipality to complete the work;

NOW THEREFORE BE IT RESOLVED THAT Council requests E4m's engagement be extended for a period of six (6) months and the Deputy Mayor and Councillor Chatwell be authorized to enter into an extension agreement with E4m.

CARRIED

5. Confirmation of Proceedings

a. Confirmatory Bylaw

Resolution No.: 2025-242

Moved by Mike McKenzie and seconded by Lorie Leeson

BE IT RESOLVED THAT By-Law 2025-40 being a bylaw to confirm proceedings of Council at their Special Meetings of December 18, 2025, be read and adopted.

CARRIED

6. Adjournment

Meeting adjourned by Deputy Mayor Wood at 8:15 pm.

ORIGINAL SIGNED AND ON FILE IN THE OFFICE

Mayor

Meeting Clerk