

**United Counties of Leeds and Grenville
Maple View Lodge Committee of Management
Minutes**

Thursday, June 5, 2025

9:00 a.m.

Council Chambers

25 Central Avenue West, Brockville, Ontario

Members Present: Herb Scott, Chair
Corinna Smith-Gatcke, Warden, Michael Cameron, Roger Haley,
Arie Hoogenboom, Nancy Peckford

Staff Present: Al Horsman, Chief Administrative Officer
Linda Hunter, Director of Maple View Landings
Kim Little, Director of Corporate Services
Mario Garcia, Maple View Landings Construction Project
Administrator
Pat Huffman, Treasurer
Betty Van Beek, Director of Care
Rick Purdy, Manager of Human Resources

Others Present: Hazem Osman, Turner & Townsend

1. Call to Order

Recording Timestamp 00:00:01

The Chair called the meeting to order at 9:00 a.m.

2. Adoption of the Agenda

Recording Timestamp 00:00:22

Resolution No. MVL-028-2025

Moved by Arie Hoogenboom

Seconded by Roger Haley

**THAT the Agenda for the June 5, 2025 meeting of the Maple View Lodge
Committee of Management be adopted as circulated.**

CARRIED

3. Disclosure of Pecuniary Interest and General Nature Thereof – Nil

Recording Timestamp 00:00:45

4. Adoption of the Minutes of the Previous Meeting

4.1 Meeting Minutes Dated May 8, 2025

Recording Timestamp 00:00:57

Resolution No. MVL-029-2025

Moved by Michael Cameron

Seconded by Nancy Peckford

THAT the Minutes of the Maple View Lodge Committee of Management meeting held on May 8, 2025 be adopted as circulated.

CARRIED

5. Delegations/Presentations – Nil

Recording Timestamp 00:01:34

6. Redevelopment

6.1 Report No. MVL-021-2025: Maple View Landings Administrator's Report and Redevelopment Update

Recording Timestamp 00:01:38

Recording Timestamp 00:02:27

Mr. Hoogenboom suggested the Diversity, Equity and Inclusion training taking place at Maple View Lodge should be expanded to include other Counties'

employees. Mr. Purdy confirmed the Wellness Coordinator is rolling this training out to the other employees.

6.2 Report No. MVL-024-2025: Sally Port - G. Tackaberry and Family Home

Recording Timestamp 00:08:34

Resolution No. MVL-030-2025

Moved by Corinna Smith-Gatcke

Seconded by Nancy Peckford

THAT the Maple View Lodge Committee of Management recommends that Counties Council approve the proposal from North Country Sheds for the construction of the tri-bike shed "Sally Port" as specified in the estimate No. 10023, attached to this report, in the amount of \$29,572.94; and THAT the Maple View Lodge Committee of Management recommends that Counties Council approve the additional cost of \$5,000.00 for the labour for the construction of the concrete slab.

CARRIED

6.3 Report No. MVL-023-2025: 50 Additional Granular Parking - G. Tackaberry and Family Home

Recording Timestamp 00:11:17

Resolution No. MVL-031-2025

Moved by Michael Cameron

Seconded by Roger Haley

THAT the Maple View Lodge Committee of Management recommends Counties Council approve the proposed quote number 2025-29 from G. Tackaberry and Sons Construction Company Limited. in the amount of \$70,000.00, excluding HST, for a new granular parking lot extension to add 50 additional parking spaces at the north end of the new G. Tackaberry and Family Home at Maple View Landings; and THAT the necessary by-law be prepared.

CARRIED

**6.4 Report No. MVL-026-2025: Award of Tender - Contracted
Physiotherapy Services and Equipment for G. Tackaberry and Family
Home**

Recording Timestamp 00:13:33

Recording Timestamp 00:15:00

Mr. Hoogenboom requested additional information pertaining to the range of bids received and whether the recommended bidder has had favourable experiences with the Counties. Staff indicated this information is unavailable at this time, but could be gathered before the meeting adjourns.

Recording Timestamp 00:17:12

Warden Smith-Gatcke recommended tabling the motion while Ms. Hunter gathered the additional information.

Resolution No. MVL-032-2025

Moved by Corinna Smith-Gatcke

Seconded by Arie Hoogenboom

**THAT the motion pertaining to RFP MVL-2025-07 for Contracted
Physiotherapy Services and Equipment at the G. Tackaberry and Family
Home be tabled.**

CARRIED

Resolution No. MVL-033-2025

Moved by Arie Hoogenboom

Seconded by Corinna Smith-Gatcke

**THAT the Maple View Lodge Committee of Management recommends
awarding RFP MVL-2025-07 – Contracted Physiotherapy Services and
Equipment, to Lifemark Health Corp. in the amount of \$1,250,836.00
excluding HST; and**

**THAT the Maple View Lodge Committee of Management recommends
authorizing staff the option to extend the contract MVL-2025-07 for an
additional two one-year periods, subject to budget, satisfactory vendor
performance, pricing, and the mutual agreement of all parties; and
THAT the necessary by-law be prepared.**

TABLED

7. Staff Reports

7.1 Report No. MVL-025-2025: Maple View Lodge Quality Improvement Plan (QIP) 2025-2026

Recording Timestamp 00:18:10

Resolution No. MVL-034-2025

Moved by Nancy Peckford

Seconded by Roger Haley

THAT the Maple View Lodge Committee of Management recommends Counties Council receive the Quality Improvement Plan 2025-2026.

CARRIED

7.2 Report No. MVL-020-2025: Maple View Lodge Financial Report April 2025

Recording Timestamp 00:22:05

Recording Timestamp 00:30:10

The Committee elected to take the motion regarding the Physiotherapy Services and Equipment from the Table.

Recording Timestamp 00:31:26

In response to Mr. Hoogenboom's request for additional information, Ms. Hunter advised the recommended bidder was the middle of three bids and the lowest bidder was only slightly less than the recommended vendor. Mrs. Huffman explained the bids were evaluated in two stages, noting the bids were first evaluated on a series of criteria and the price was only opened after the initial criteria had been tallied. She said the vendor with the highest combined score was awarded the contract. She explained the cost is only slightly over the estimate and can be accommodated within the budget.

Resolution No. MVL-035-2025

Moved by Arie Hoogenboom

Seconded by Corinna Smith-Gatcke

THAT the Maple View Lodge Committee of Management recommends awarding RFP MVL-2025-07 – Contracted Physiotherapy Services and Equipment, to Lifemark Health Corp. in the amount of \$1,250,836.00 excluding HST; and

THAT the Maple View Lodge Committee of Management recommends authorizing staff the option to extend the contract MVL-2025-07 for an additional two one-year periods, subject to budget, satisfactory vendor performance, pricing, and the mutual agreement of all parties; and THAT the necessary by-law be prepared.

CARRIED

8. Unfinished Business

Recording Timestamp 00:32:48

Warden Smith-Gatcke left the meeting at 9:33 a.m.

9. Member Reports/Announcements

Recording Timestamp 00:33:33

Mr. Scott suggested staff begin keeping a waiting list of individuals interested in living at the renovated and repurposed Maple View Lodge once the current residents have moved to the G. Tackaberry and Family Home. Mr. Garcia indicated such a list does not exist at this time and cautioned against creating expectations as to what final uses may be approved for the site.

10. Notice of By-law/Notice of Motion

Recording Timestamp 00:35:41

10.1 A By-law to Award Quote Number 2025-29 with G. Tackaberry and Sons Construction Company Limited for the Provision of a Granular Parking Lot Extension at the G. Tackaberry and Family Home

10.2 A By-law to Award RFP MVL-2025-07 - Contracted Physiotherapy Services and Equipment to Lifemark Health Corp.

11. Questions from the Media

Recording Timestamp 00:35:59

There were no questions from the media.

12. Questions from the Public

Recording Timestamp 00:36:04

There were no questions from the public.

13. Closed Meeting – Nil

Recording Timestamp 00:36:08

14. Adjournment

Recording Timestamp 00:36:12

Resolution No. MVL-036-2025

Moved by Michael Cameron

Seconded by Roger Haley

THAT the meeting of the Maple View Lodge Committee of Management adjourn at 9:36 a.m.

CARRIED

Herb Scott, Chair

Christina Conklin, County Clerk