



MINUTES OF THE **REGULAR** MEETING OF THE COUNCIL OF THE CITY OF POINTE-CLAIRe, HELD AT CITY HALL, 451 SAINT-JEAN BOULEVARD, POINTE-CLAIRe, QUÉBEC, ON **TUESDAY, DECEMBER 9, 2025, AT 7:00 P.M.**, AFTER DUE NOTICE WAS TRANSMITTED ON DECEMBER 5, 2025.

PRESENT : Councillor Claudine Demers, Councillor Ludovic Matthews, Councillor Kelly Thorstad-Cullen, Councillor Andrew Swidzinski, Councillor Cynthia Homan, Councillor Bruno Tremblay, Councillor Eric Stork, as well as Councillor Mike Potvin, chaired by Mayor John Belvedere forming quorum of council.

Mrs. Karina Verdon, City Manager, Mr. Gilles Girouard, Assistant City Manager, Mtre Caroline Thibault, City Clerk and Director of Legal Affairs, as well as Mrs. Danielle Gutierrez, Assistant City Clerk and Council Secretary, are also in attendance.

2025-567 ADOPTION OF THE AGENDA

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the agenda without modification.

2025-568 APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 18, 2025

It is moved by Councillor Claudine Demers,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve the minutes of the regular meeting of Council held on November 18, 2025.

2025-569 QUESTION PERIOD

Questions are submitted to the members of Council by the persons indicated below:

Gary Carr
Jiang Guo
Pilar Espaillat
Joan Pitcairn
Nasr El Dabee
Stella Haley
Ralph Stocek
Ryan Simonyik.

2025-570 FILE THE REPORTS PERTAINING TO THE REGISTERS HELD FROM NOVEMBER 17 TO 21, 2025, CONCERNING BY-LAWS PC-2990, PC-2991, PC-2992 AND PC-2993

The certificates issued pursuant to Section 555 of the *Act respecting elections and referendums in municipalities* for By-laws PC-2990, PC-2991, PC-2992 and PC-2993 are filed, and the members of Council take note.

The by-laws are deemed to be approved by the qualified voters.

2025-571 FILING OF A DRAFT BY-LAW RESPECTING THE INTERNAL MANAGEMENT OF COUNCIL SITTINGS

Councillor Bruno Tremblay files a draft By-law respecting the internal management of council sittings.

2025-572 NOTICE OF MOTION AND FILING OF A DRAFT BY-LAW DECREEEING THE EXIGIBLE TARIFFS FOR THE FINANCING OF PROPERTIES, SERVICES AND ACTIVITIES OFFERED BY THE CITY OF POINTE-CLAIRES, FOR FISCAL YEAR 2026

Councillor Claudine Demers gives notice of motion that a draft by-law decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2026 will be presented for adoption at a subsequent meeting of Council.

Councillor Claudine Demers files a draft by-law decreeing the exigible tariffs for the financing of properties, services and activities offered by the City of Pointe-Claire, for fiscal year 2026.

2025-573 FILE THE WRITTEN STATEMENT OF PECUNIARY INTERESTS OF ALL COUNCIL MEMBERS

The City Clerk reports the filing of the declarations of the pecuniary interests of all the members of Council, following the November 2, 2025 election and the members of Council take note.

2025-574 FILE THE EXCERPT OF THE REGISTER CONTAINING DISCLOSURE STATEMENTS OF ANY GIFTS, HOSPITALITY AND ALL OTHER BENEFITS EXCEEDING \$ 200 HAVING BEEN RECEIVED DURING THE LAST YEAR BY A COUNCIL MEMBER

The City Clerk tables an excerpt of the register showing any donation, hospitality or any other benefit exceeding the sum of \$ 200 having been received during the last year by the members of Council.

2025-575 AUTHORIZE THE PARTICIPATION OF THE MAYOR AND HIS WIFE AT THE 27TH ANNUAL VALENTINE'S DAY BALL ORGANIZED BY THE TERESA DELLAR PALLIATIVE CARE RESIDENCE AT CHÂTEAU VAUDREUIL TO BE HELD ON FEBRUARY 13TH, 2026

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize Mayor John Belvedere and his wife to represent the City of Pointe-Claire at the 27th annual Valentine's Day Ball organized by the Teresa Dellar Palliative Care Residence at the Château Vaudreuil on February 13th, 2026. In the event his wife cannot attend, the Acting Mayor shall be authorized to attend the event in her place.

TO charge the expense of \$ 1,700 related to this authorization to Budget Account 02-111-00-311.

2025-576 AUTHORIZE THE PARTICIPATION OF THE MAYOR AND HIS WIFE AT THE 2026 RED AND WHITE FUNDRAISER ORGANIZED BY THE WEST ISLAND COMMUNITY SHARES TO BE HELD ON FEBRUARY 23, 2026

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize Mayor John Belvedere and his wife to represent the City of Pointe-Claire at 2026 Red and White fundraiser organized by the West Island Community Shares on February 23, 2026. In the event his wife cannot attend, the Acting Mayor shall be authorized to attend the event in her place.

TO charge the expense of \$ 1,300 related to this authorization to Budget Account 02-111-00-311.

2025-577

APPOINT CITY COUNCIL REPRESENTATIVES TO VARIOUS COMMITTEES, GROUPS AND ORGANIZATIONS

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO appoint the following members of Council as committee members or liaisons with
the following groups and organizations:

Committee, group, or organization	Member or liaison
Pointe-Claire Aquatic Club inc.	Councillor Claudine Demers
Pointe-Claire Canoe Kayak Club	Councillor Ludovic Matthews
Stewart Hall Advisory Committee	Councillor Cynthia Homan
Advisory Committee on Environment and Sustainable Development	Councillor Claudine Demers Councillor Bruno Tremblay
Youth Advisory Board	Councillor Kelly Thorstad-Cullen
Concertation Table on Diversity, Equity, and Inclusion	Councillor Cynthia Homan Councillor Mike Potvin
Accessibility Committee	Councillor Andrew Swidzinski
Public Art Advisory Committee	Councillor Bruno Tremblay
Retirement Committee	Councillor Mike Potvin
Cadet Corps Pointe-Claire	Councillor Eric Stork
Association of Suburban Municipalities	Mayor John Belvedere
Agglomeration Council of Montréal	Mayor John Belvedere
Committees of the Agglomeration Council	Mayor John Belvedere

2025-578

APPOINT THE ACTING MAYOR FOR DECEMBER 2025, AS WELL AS JANUARY, FEBRUARY AND MARCH 2026

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO designate Councillor Kelly Thorstad-Cullen Acting Mayor for the months of
December 2025, and for January, February and March 2026.

2025-579

FILE THE MINUTES OF THE SEPTEMBER 17, 2025 MEETING OF THE STEWART HALL ADVISORY BOARD

The French and English versions of the minutes of the Stewart Hall Advisory Board meeting held on September 17, 2025 are filed and the members of Council take note.

2025-580

APPOINT MEMBERS TO THE POINTE-CLAIREF PUBLIC LIBRARY ADVISORY BOARD

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO appoint members to the Pointe-Claire Public Library Advisory Board, as follows:

- Ms. Wen Jing Xu for a three-year (3) mandate, until December 31, 2028.
- Mr. Thomas Robinson for a three-year (3) mandate, until December 31, 2028.

TO renew the mandates of members of this Committee, as follows:

- Ms. Anne Vrana, for a three (3) year mandate, until December 31, 2028.

TO thank two exiting members, Ms. Angela Jones and Ms. Geneviève Myhal.

2025-581

APPOINT MEMBERS TO THE STEWART HALL ADVISORY BOARD

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO appoint the following persons as members of the Stewart Hall Advisory Board:

- Ms. Josée Béland, for a three-year (3) mandate, until December 31, 2028.
- Ms. Marie-Josée Gratton, for a three-year (3) mandate, until December 31, 2028.
- Ms. Wen Jing Xu, for a three-year (3) mandate, until December 31, 2028.

TO thank three exiting members, Ms. Lucie Lapointe, Ms. Hélène Cousineau and Mr. Larry Onions.

2025-582 APPROVE THE RENEWAL OF AN AGREEMENT WITH THE TERESA-DELLAR PALLIATIVE CARE RESIDENCE REGARDING THE ANNUAL FUNDRAISING EVENT LA COURSE POUR LA COMPASSION

It is moved by Councillor Eric Stork,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve the renewal of an agreement between the City of Pointe-Claire and the Teresa-Dellar Palliative Care Residence regarding the annual fundraising event *La Course pour la Compassion*, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize the Mayor, or in his absence the Pro-Mayor, and the City Clerk, or in her absence the Assistant City Clerk, to sign said agreement, for and in the name of the City of Pointe-Claire.

2025-583 FILE THE LIST OF BUDGET AMENDMENTS AND THE REGISTER OF CHEQUES FOR THE PERIOD OF OCTOBER 30, 2025 TO NOVEMBER 27, 2025

The list of budget amendments and the register of cheques for the period of October 30, 2025 to November 27, 2025, are filed and the members of Council take note.

2025-584 AWARD A CONTRACT FOR THE PURCHASE OF VMWARE SUBSCRIPTION LICENSES FOR THE YEARS 2026, 2027 AND 2028, TO MICROLOGIC, FOR A TOTAL AMOUNT OF \$ 521,279.36, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for the purchase of VMWARE subscription licenses for the years 2026, 2027 and 2028 (IP260002), to MICROLOGIC, being the sole supplier, for a total amount of \$ 521,279.36, taxes included.

TO charge this expense to Budget Account 02-138-00-551.

2025-585 AWARD A CONTRACT FOR MAINTENANCE SERVICES AND TECHNICAL ASSISTANCE OF VARIOUS SOFTWARE FOR THE YEAR 2026, TO PG SOLUTIONS, FOR AN AMOUNT OF \$ 155,901.50, TAXES INCLUDED

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for the maintenance services and technical assistance for PG Solutions products (IP260001) for the year 2026, to PG SOLUTIONS, for a total amount of \$155 901,50 taxes included.

2025-586 AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF PERSONAL PROTECTIVE EQUIPMENT AND INDUSTRIAL ACCESSORIES FOR THE YEAR 2026, TO LES ÉQUIPEMENTS RAPCO INC. FOR LOTS A, B, C, D, E, G AND RÉSEAU CB FOR LOT F, FOR A TOTAL AMOUNT OF \$ 145,707.98, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION

It is moved by Councillor Kelly Thorstad-Cullen,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO award a contract for the supply and the delivery of personal protective equipment and industrial accessories for the year 2026, with the years 2027 and 2028 in option (TP250032), to the lowest conforming bidders, being LES ÉQUIPEMENTS RAPCO INC. for lots A, B, C, D, E, G and RÉSEAU CB for lot F, for a total amount of \$ 145,707.98, taxes included.

The total amount of \$ 145,707.98 for the year 2026 is awarded as follows:

- LES ÉQUIPEMENTS RAPCO INC. (lots A, B, C, D, E, G) : \$ 111,617.25
- RÉSEAU CB (lot F) : \$ 34,090.73

TO charge this expense to Budget Account various, to be allocated depending on the nature of the expenditure and according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents.

CONSIDERING Section 28 of the Municipal Ethics and Good Conduct Act.

The City Clerk files the decision rendered by the *Commission municipale du Québec* on November 27, 2025, in case number CMQ-71565-001 concerning an inquiry into municipal ethics and good conduct against Mr. Tim Thomas.

WHEREAS the City of Pointe-Claire and EXO entered into an agreement for a term of one (1) year commencing January 1, 2019, and ending December 31, 2019 ("Initial Agreement"), whereby the parties defined a new division of responsibilities relating to maintenance, minor works and major works (as these three terms are defined in the Initial Agreement) of the three stations;

WHEREAS the City of Pointe-Claire and EXO have prepared a draft renewal of the Initial Agreement which was to take effect on January 1, 2020 (the "Agreement");

WHEREAS by this Agreement, the parties wished to extend the term of the Initial Agreement for a further three (3) years and five (5) months, more specifically, from January 1, 2020, to May 31, 2023, under the same terms and conditions, with the exception of certain minor elements;

WHEREAS despite the fact that there was no longer a formal agreement between the parties, they both continued, as good partners, to perform their obligations under said agreements;

WHEREAS the parties have not issued any invoices to each other, as agreed to in the Initial Agreement and the Agreement under review;

WHEREAS the parties wish to continue to collaborate and sign an agreement to update the division of responsibilities for maintenance, minor works and major works at the three stations;

WHEREAS it was in the interest of the parties that they agree to the interruption of the prescription period concerning all sums that would be due between them in relation to the agreements for the division of responsibilities for maintenance, minor work and major work on the three stations covering the period from January 1, 2019, to May 31, 2023;

WHEREAS the purpose of this interruption was to allow the parties to complete their respective billing, to provide the related supporting documents, to complete their respective verification of said documents and to put in place an agreement relating to the division of responsibilities for maintenance, minor work and major work on the three stations;

WHEREAS for the reasons set out above, the parties entered into an agreement regarding the mutual renunciation of prescription in June 2023, which suspended the prescription period until December 31, 2023. Being as the work required to accomplish the above had proven longer and more laborious than initially anticipated, this period was further extended five times, the first time for an additional period of three (3) months, the second time, for an additional period of six (6) months, the third time, for an additional period of four (4) months, the fourth time, for an additional period of seven (7) months and the fifth time, for an additional period of two (2) months and eleven (11) days;

WHEREAS the last extension of the interruption of the prescription period expires November 11, 2025;

WHEREAS the verification and validation of each party's respective billing has been completed, subject to the update of the amounts due for electricity consumption and the transfer of certain Hydro-Québec accounts, which will be carried out at the time of the entry into force of the renewal agreement to be entered into between the parties;

WHEREAS the parties have agreed on new terms and conditions for the replacement of the surveillance system in the stations and this must be adequately reflected in the new agreement to be entered into between the parties;

WHEREAS the actual costs of this work are not yet known since the work is not entirely completed, but is scheduled to be completed by the end of 2025;

WHEREAS these costs must be known in order to finalize the renewal agreement to be entered into between the parties;

WHEREAS for those reasons, it is in the City's interest to further extend the agreement regarding the interruption of the prescription period until March 31, 2026.

It is moved by Councillor Andrew Swidzinski,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO approve an agreement regarding the extension of the interruption of the prescription period to intervene between the City of Pointe-Claire and the Réseau de transport métropolitain (EXO), to the extent that said agreement remains substantially conform to the draft previously submitted to Council;

TO authorize the Mayor, or in his absence the Pro-Mayor, and the City Clerk or in her absence the Assistant City-Clerk, to sign for and in the name of the City of Pointe-Claire, an agreement to intervene with the Réseau de transport métropolitain (EXO) regarding the extension of the interruption of the prescription period as well as any other document giving effect to the present resolution..

2025-589

MANDATE DE FIRM BÉLANGER SAUVÉ TO TAKE LEGAL ACTION ON BEHALF OF THE CITY OF POINTE-CLAIRES FOR THE CESSATION OF A NON-COMPLIANT LAND USE AGAINST THE OCCUPANT AND THE OWNER OF THE IMMOVABLE LOCATED AT 243 HYMUS BOULEVARD

It is moved by Councillor Andrew Swidzinski,

Seconded by Councillor Bruno Tremblay, and unanimously resolved:

TO mandate the firm *Bélanger Sauvé, avocats* to take legal action on behalf of the City of Pointe-Claire for the cessation of a non-compliant land use against the occupant and the owner of the immovable located at 243 Hymus Boulevard.

2025-590

FILE THE LIST OF DELEGATED STAFF CHANGES FOR THE MONTH OF DECEMBER 2025

The list of delegated staff changes for the month of December 2025, as prepared by Mr. Vincent Proulx, Director – Human Resources, is filed and members of Council take note.

2025-591

APPROVE THE LIST OF NON-DELEGATED STAFF CHANGES AS OF DECEMBER 9, 2025

It is moved by Councillor Bruno Tremblay,

Seconded by Councillor Eric Stork, and unanimously resolved:

TO approve the list of non-delegated staff changes as of December 9, 2025, as signed by Mrs. Karina Verdon, City Manager.

2025-592

EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ÉMONDAGE ET ABATTAGE DIONNE INC, FOR THE YEAR 2026, IN THE AMOUNT OF \$ 95,314.28, TAXES INCLUDED FOR ARBORICULTURE WORKS NEAR THE ELECTRICAL GRID

It is moved by Councillor Eric Stork,

Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved:

TO exercise the renewal option provided for in the contract entered into WITH ÉMONDAGE ET ABATTAGE DIONNE INC, for the year 2026, in the amount of \$ 95,314.28, taxes included (subject to the consumer price index (CPI)), for arboriculture works near the electrical grid (TP250009).

TO charge this expense to Budget Account 02-701-73-484 (selon les quantités approximatives indiquées au Formulaire de soumission et les prix unitaires soumis, sujet aux ajustements prévus aux documents d'appel d'offres).

2025-593	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH NADEAU FORESTERIE URBAINE INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 11,443.09, TAXES INCLUDED FOR THE DEVELOPMENT AND MONITORING OF THE MASTER PLAN FOR THE TERRA-COTTA NATURAL PARK</p>
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with NADEAU FORESTERIE URBAINE INC., for the year 2026, in the amount of \$ 11,443.09, taxes included, for the development and monitoring of the master plan for the Terra-Cotta natural park (TP240017).</p>
	<p>TO charge this expense to Budget Account 02-701-75-419 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the tender documents).</p>
2025-594	<p>EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH ÉQUIPEMENT E.M.U. LTEE., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 15,208.97, TAXES INCLUDED FOR A FORKLIFT RENTAL</p>
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO exercise the renewal option provided for in the contract entered into with ÉQUIPEMENT E.M.U. LTEE., for the year 2026, in the amount of \$ 15,208.97, taxes included, for a forklift rental (TP230049). TO charge this expense to Budget Account 02-320-00-513 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).</p>
2025-595	<p>AWARD A CONTRACT FOR THE SUPPLY AND THE DELIVERY OF TWO TWELVE-WHEEL DUMP TRUCKS FOR THE SERVICE OF PUBLIC WORKS, TO CAMIONS INTER-ANJOU INC., FOR A TOTAL AMOUNT OF \$ 720,594.38, TAXES INCLUDED</p>
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the supply and the delivery of two twelve-wheel dump trucks for the service of Public Works (TP250047), to the lowest conforming bidder, being CAMIONS INTER-ANJOU INC., for a total amount of \$ 720,594.38, taxes included.</p>
	<p>TO charge this expense to Budget Account 22-423-02-958.</p>
2025-596	<p>AWARD A CONTRACT FOR THE SUPPLY ON DEMAND OF WARM ASPHALT FOR THE YEAR 2026, TO TECH-MIX (DIVISION DE BAUVAL INC.), FOR A TOTAL AMOUNT OF \$ 84,219.19, TAXES INCLUDED, WITH THE YEAR 2027 IN OPTION</p>
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the supply on demand of warm asphalt for the year 2026 (TP260001), to the lowest conforming bidder, being TECH-MIX (DIVISION DE BAUVAL INC.), for a total amount of \$ 84,219.19, taxes included. The City reserving the option to renew the contract for the year 2027.</p>
	<p>TO charge this expense to Budget Accounts 02-320-00-625, 02-413-01-625 and 02-415-00-625 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).</p>
2025-597	<p>AWARD A CONTRACT FOR THE COLLECTION AND TRANSPORTATION OF RECYCLABLE MATERIALS WITHIN THE FRAMEWORK OF THE AGREEMENT ENTERED INTO WITH THE CITY OF WESTMOUNT, FOR THE PERIOD OF JANUARY 1, 2026, TO APRIL 2, 2027, TO RICOVA INC., FOR A TOTAL AMOUNT OF \$ 80,057.42, TAXES INCLUDED, WITH 2 OPTIONAL PERIODS</p>
	<p>It is moved by Councillor Eric Stork, Seconded by Councillor Kelly Thorstad-Cullen, and unanimously resolved: TO award a contract for the collection and transportation of recyclable materials within the framework of the agreement entered into with the City of Westmount, for the period of January 1, 2026, to April 2, 2027 (PUB-2025-056), to the lowest conforming bidder, being RICOVA INC., for a total amount of \$ 80,057.42, taxes included. The City reserving the option to renew the contract for the periods of April 3, 2027, to April 2, 2028, and of April 3, 2028, to April 2, 2029.</p>

TO charge this expense to Budget Account 02-420-00-495 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-598 AWARD A CONTRACT FOR ARBORICULTURE WORKS FOR THE YEAR 2026, TO ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, FOR A TOTAL AMOUNT OF \$ 349,638.98, TAXES INCLUDED, WITH THE YEARS 2027 AND 2028 IN OPTION

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO award a contract for arboriculture works for the year 2026, to the lowest conforming bidder, being ENTREPRENEUR PAYSAGISTE STRATHMORE (1997) LTÉE, for a total amount of \$ 349,638.98, taxes included. The City reserving the option to renew the contract for the years 2027 and 2028.

TO charge this expense to Budget Account 02-701-73-484 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments specified for in the Tender documents).

2025-599 AWARD A CONTRACT FOR FENCE REPAIRS FOR THE YEARS 2026 AND 2027, TO KSG INC., FOR A TOTAL AMOUNT OF \$ 165,564, TAXES INCLUDED, WITH THE YEAR 2028 IN OPTION

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO award a contract for fence repairs for the years 2026 and 2027 (TP250046), to the lowest conforming bidder, being KSG INC., for a total amount of \$ 165,564, taxes included (subject to the consumer price index (CPI)). The City reserving the option to renew the contract for the year 2028.

TO charge this expense to Budget Account 02-701-71-559 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2025-600 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH 9363-9888 QUÉBEC INC. (SANIVAC), FOR PNEUMATIC EXCAVATION SERVICES FOR REPLACEMENT OF WATER SERVICE BOXES AND VALVE BOXES, FOR AN AMOUNT OF \$ 12,165.37, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO approve a change order to the contract entered into with 9363-9888 QUÉBEC INC. (SANIVAC), for pneumatic excavation services for replacement of water service boxes and valve boxes (TP240023), for a total amount of \$ 12,165.37, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 180,105.63, taxes included.

TO charge this expense to Budget Account 02-413-01-527 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2025-601 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH COLAS ET CONSTRUCTION DJL, FOR THE SUPPLY AND LOADING OF BITUMINOUS MIX, FOR AN AMOUNT OF \$ 57,678.89, TAXES INCLUDED

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO approve a change order to the contract entered into with COLAS ET CONSTRUCTION DJL, for the supply and loading of bituminous mix (TP230016), for a total amount of \$ 57,678.89, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 1,046,716.84, taxes included.

TO charge this expense to Budget Accounts 02-320-00-625, 02-415-00-625 and 02-413-01-625 (according to the approximate quantities indicated in the Bid Form and the unit prices submitted, subject to adjustments provided for in the tender documents).

2025-602 AUTHORIZE A MAXIMUM EXPENDITURE OF \$ 500,000, TAXES INCLUDED, WITHIN THE FRAMEWORK OF THE GROUPED CALL FOR TENDERS OF THE CENTRE ACQUISITIONS GOUVERNEMENTALES (CAG) FOR THE PURCHASE OF LIGHT VEHICLES FOR THE YEAR 2026

WHEREAS, the City of Pointe-Claire's membership in the grouped call for tenders of the *Centre d'acquisitions gouvernementales* (CAG) No. 2025-8106-50-01 for the period of November 15 to October 31, 2026 was authorized by Council on July 8, 2025 (resolution 2025-373).

It is moved by Councillor Mike Potvin,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO authorize a maximum expenditure of \$ 500,000, taxes included, within the framework of the grouped call for tenders of the *Centre acquisitions gouvernementales* (CAG) for the purchase of light vehicles for the period of November 15 2025 to October 31, 2026.

2025-603 AUTHORIZE A BUDGET AMENDMENT IN ORDER TO COVER THE NEEDS OF THE CO/NO2 DETECTOR REPLACEMENT PROJECT AT THE AQUATIC CENTER AND THE ARENA

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO authorize a budget amendment of \$ 60,000 to Budget Account 02-877-10-725 from Budget Account 02-823-20-725, and this, to cover the needs of the CO/NO2 detector replacement project at the aquatic center and the arena.

2025-604 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH MOFAX ÉLECTRIQUE LTÉE, FOR THE YEAR 2026, IN THE AMOUNT OF \$ 499,024.44, TAXES INCLUDED FOR ELECTRICAL MAINTENANCE AND REPAIR WORKS

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with MOFAX ÉLECTRIQUE LTÉE, for the year 2026, in the amount of \$ 499,024.44, taxes included, (subject to the consumer price index (CPI)), for electrical maintenance and repair works (EP230002).

TO charge this expense to Budget Accounts 02-877-10-534, 02-877-15-534, 02-877-20-534, 02-877-30-534, 02-877-40-534, 02-877-43-534, 02-877-50-534, 02-877-52-534, 02-877-60-534, 02-877-61-534, 02-877-80-534, 02-877-81-534, 02-534-90-534 and 02-877-91-534 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-605 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH FERBLANTERIE LUCIEN ST-ONGE LTÉE, FOR THE YEAR 2026, IN THE AMOUNT OF \$ 99,733.58, TAXES INCLUDED FOR SNOW REMOVAL, MAINTENANCE, AND ROOF REPAIR SERVICES

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with FERBLANTERIE LUCIEN ST-ONGE LTÉE, for the year 2026, in the amount of \$ 99,733.58, taxes included, for snow removal, maintenance, and roof repair services (EP240015).

TO charge this expense to Budget Accounts 02-877-10-538, 02-877-15-538, 02-877-20-538, 02-877-21-538, 02-877-30-538, 02-877-40-538, 02-877-41-538, 02-877-43-538, 02-877-50-538, 02-877-52-538, 02-877-60-538, 02-877-61-538, 02-877-80-538, 02-877-81-538, 02-877-90-538 and 02-877-91-538 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-606 AWARD A CONTRACT FOR THE REPLACEMENT OF THE CO/NO2 DETECTORS AT THE AQUATIC CENTRE AND THE ARENA, TO RG TECHNILAB, FOR A TOTAL AMOUNT OF \$ 104,532.25, TAXES INCLUDED

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for the replacement of the CO/NO2 detectors at the aquatic centre and the arena (BP2522D), to the lowest conforming bidder, being RG TECHNILAB, for a total amount of \$ 104,532.25, taxes included.

TO charge this expense to Budget Account 02-877-10-725.

2025-607 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH MÉTIER PLUS CONSTRUCTION INC., FOR CARPENTRY MAINTENANCE AND REPAIR WORKS, FOR AN AMOUNT OF \$ 72,116,29 , TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with MÉTIER PLUS CONSTRUCTION INC., for carpentry maintenance and repair works (EP230004), for a total amount of \$ 72,116,29, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 454,103.70, taxes included.

TO charge this expense to Budget Accounts 02-877-10-538, 02-877-20-538, 02-877-40-538, 02-877-43-538, 02-877-60-538 and 02-877-80-538 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-608 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH TRANE CANADA ULC, FOR THE DELIVERY OF MECHANICAL PARTS FOR HVAC SYSTEMS, FOR AN AMOUNT OF \$ 60,000, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with TRANE CANADA ULC, for the delivery of mechanical parts for HVAC systems (EP240004), for a total amount of \$ 60,000, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 320 996.18, taxes included.

TO charge this expense to Budget Accounts 02-877-10-533, 02-877-15-533, 02-877-20-533, 02-877-21-533, 02-877-22-533, 02-877-30-533, 02-877-40-533, 02-877-41-533, 02-877-43-533, 02-877-50-533, 02-877-52-533, 02-877-60-533, 02-877-61-533, 02-877-80-533, 02-877-81-533, 02-877-90-533 and 02-877-91-533 (according to the approximate quantities mentioned in the tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-609 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH GROUPE PICHÉ, FOR REPAIR WORKS AND PARTIAL REDEVELOPMENT OF THE VALOIS LIBRARY BASEMENT, FOR AN AMOUNT OF \$ 105,673.82, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with GROUPE PICHÉ, for repair works and partial redevelopment of the Valois Library basement (BP2403-22073), for a total amount of \$ 105,673.82, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,210,577.14, taxes included.

TO charge this expense to Budget Account 22-424-52-969.

2025-610 APPROVE A CHANGE ORDER TO THE CONTRACT ENTERED INTO WITH CONSTRUCTION TELVA, FOR THE RENOVATION OF THE INSPECTION - PUBLIC SECUTIRY DEPARTMENT (ISP) AND THE POINTE-CLAIRES VOLUNTEER RESCUE UNIT (PCVRU) OFFICE SUITES, FOR AN AMOUNT OF \$ 35,330.98, TAXES INCLUDED

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Andrew Swidzinski, and unanimously resolved:
TO approve a change order to the contract entered into with CONSTRUCTION TELVA, for the renovation of the Inspection - Public Secutiry Department (ISP) and the Pointe-Clair Volunteer Rescue Unit (PCVRU) office suites (BP2405-22065), for a total amount of \$ 35,330.98, taxes included.

TO authorize consequently an increase of this contract, bringing the total amount to \$ 2,976,147.28, taxes included.

TO charge this expense to Budget Account 03-920-21-001.

2025-611 AWARD A CONTRACT FOR THE SUPPLY AND THE INSTALLATION OF DOCKS AT THE CANOE KAYAK CLUB, TO INDY-CO INC., FOR A TOTAL AMOUNT OF \$ 405,316.35, TAXES INCLUDED

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the supply and the installation of docks at the Canoe Kayak Club (GP2523-25025), to the lowest conforming bidder, being INDY-CO INC., for a total amount of \$ 405,316.35, taxes included.

TO charge this expense to Budget Account 03-920-22-000.

2025-612 AWARD A CONTRACT FOR THE RECONSTRUCTION OF CHESTNUT AVENUE AND THE REMPLACEMENT OF LIGHTING, TO CONSTRUCTION G-NESIS INC., FOR A TOTAL AMOUNT OF \$ 1,892,938.05, TAXES INCLUDED

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the reconstruction of Chestnut Avenue and the replacement of lighting (GP2605-25006), to the lowest conforming bidder, being CONSTRUCTION G-NESIS INC., for a total amount of \$ 1,892,938.05, taxes included.

TO charge this expense to Budget Account 22-426-12-994.

2025-613 AWARD A CONTRACT FOR THE STUDY OF THE SANITARY NETWORK AND THE SAINT-JEAN/BRUNSWICK PUMPING STATION IN RELATION TO THE FUTURE DEVELOPMENT OF POINTE-CLAIRES, TO ARUP, FOR A TOTAL AMOUNT OF \$ 51,014.41, TAXES INCLUDED

It is moved by Councillor Andrew Swidzinski,
Seconded by Councillor Bruno Tremblay, and unanimously resolved:
TO award a contract for the study of the sanitary network and the Saint-Jean/Brunswick pumping station in relation to the future development of Pointe-Claire (GP2613DP-25053), to the lowest conforming bidder, being ARUP, for a total amount of \$ 51,014.41, taxes included.

TO charge this expense to Budget Account 22-419-32-896.

2025-614 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH PARIS LADOUCEUR & ASSOCIÉS INC., FOR THE YEAR 2026, IN THE AMOUNT OF \$ 98,951.62, TAXES INCLUDED FOR PROFESSIONAL SERVICES IN REAL ESTATE APPRAISAL AND BUILDING INSPECTION

It is moved by Councillor Eric Stork,
Seconded by Councillor Mike Potvin, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with PARIS LADOUCEUR & ASSOCIÉS INC., for the year 2026, in the amount of \$ 98,951.62, taxes included (subject to the consumer price index (CPI)), for professional services in real estate appraisal and building inspection (UP230002).

TO charge this expense to Budget Accounts 02-611-00-422, 02-611-00-426 et 02-611-00-431 (according to the approximate quantities mentioned in the Tender form and the unit prices submitted, subject to the adjustments provided for in the tender documents).

2025-615

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 45 BELTON AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 45 Belton Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of exterior renovation work and landscaping.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on July 7, 2025.

WHEREAS technical constraints related to the building's structure do not allow compliance with all the conditions imposed by Resolution 2025-337.

It is moved by Councillor Eric Stork,

Seconded by Councillor Mike Potvin, and unanimously resolved:

TO approve the following documents including any conditions imposed, where applicable:

- CSP_facade_2025-12-09 (1), which replaces the plan CSP_facade_2025-05-12_(1) forming an integral part of resolution 2025-337.

Which describe the proposed work to the property located at 45 Belton Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-616

CONSIDER THE SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME PLANS WITH RESPECT TO THE PROPERTY SITUATED AT 60 VICTORIA AVENUE

WHEREAS the Site Planning and Architectural Integration Programme (SPAIP) By-law PC-2787, to which is subject the property located at 60, Victoria Avenue requires that, prior to the issuance of a certificate of authorization and/or of a subdivision permit and/or a building permit, plans be submitted to council for approval.

WHEREAS the proposed work consists of the reconfiguration of the driveway.

WHEREAS the Planning Advisory Committee recommended the approval of the undermentioned site planning and architectural integration plans at its meeting held on August 11, 2025.

WHEREAS constraints related to safety and feasibility do not allow compliance with the condition imposed by resolution 2025-483 regarding the configuration of the vehicular driveway.

It is moved by Councillor Eric Stork,

Seconded by Councillor Mike Potvin, and unanimously resolved:

TO approve the following documents including any conditions imposed, where applicable:

- CSP_60_victoria_materiaux (1p)
- CSP_60_victoria_2025-12-09 (1p), which replaces CSP_60_victoria_plan (1p) forming an integral part of resolution 2025-483.

Which describe the proposed work to the property located at 60 Victoria Avenue, and which comply with the criteria and objectives outlined in the Site Planning and Architectural Integration Programme By-law PC-2787.

TO require that, following the date of issuance of the building permit and/or certificate of authorization, applicants complete all work related to the approved plans within the timeframes stipulated in the Permits and Certificates By-law PC-2788.

TO indicate that applicants must also comply with the recommendations made by the various municipal departments.

2025-617 AWARD A CONTRACT FOR LIFEGUARD CERTIFICATION FOR THE YEAR 2026, TO SOCIÉTÉ DE SAUVETAGE DU QUÉBEC, FOR A TOTAL AMOUNT OF \$ 78,530, TAXES INCLUDED

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for lifeguard certification for the year 2026, to SOCIÉTÉ DE SAUVETAGE DU QUÉBEC, being the sole supplier, for a total amount of \$ 78,530, taxes included.

TO charge this expense to Budget Accounts 02-701-16-458 and 02-701-16-666.

2025-618 AWARD A CONTRACT FOR THE INSTALLATION, THE REMOVAL, THE REPAIRS, THE PURCHASE OF RELATED ITEMS AND THE EXECUTION OF UNPREDICTABLE WORKS OF THE MARINE STRUCTURES OF THE CITY, FOR THE YEARS 2026 AND 2027N, TO PORALU MARINE, FOR A TOTAL AMOUNT OF \$ 302,354.30, TAXES INCLUDED, WITH THE YEARS 2028, 2029 AND 2030 IN OPTION

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO award a contract for the installation, the removal, the repairs, the purchase of related items and the execution of unpredictable works of the marine structures of the City, for the years 2026 and 2027, to PORALU MARINE, being the bidder having obtained the highest score, for a total amount of \$ 302,354.30, taxes included, in conformity with tender documents LP260001. The City reserving the option to renew the contract for the years 2028, 2029 and 2030.

TO charge this expense to Budget Account 02-701-41-559.

2025-619 EXERCISE THE RENEWAL OPTION PROVIDED FOR IN THE CONTRACT ENTERED INTO WITH SYNERGLACE CANADA INC., FOR THE 2025-2026 WINTER SEASON, IN THE AMOUNT OF \$ 376,336.17, TAXES INCLUDED FOR PROFESSIONAL SERVICES FOR THE RENTAL OF AN OUTDOOR REFRIGERATED SKATING RINK, AN OUTDOOR REFRIGERATED SKATING OVAL AND AN ICE RESURFACER

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO exercise the renewal option provided for in the contract entered into with SYNERGLACE CANADA INC., for the 2025-2026 winter season, in the amount of \$ 376,336.17, taxes included, for professional services for the rental of an outdoor refrigerated skating rink, an outdoor refrigerated skating oval and an ice resurfacer (LP240003).

TO charge this expense to Budget Account 02-701-50-725.

The present resolution repeals and replaces resolution 2025-559.

2025-620 APPROVE A LEASE TO BE ENTERED INTO BETWEEN THE CITY OF POINTE-CLAIRES AND GRENADE CRUE REGARDING FOOD SERVICES FOR THE FOOD CONCESSION AT THE OLIVE-URQUHART SPORTS CENTRE

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve a lease to be entered into between the City of Pointe-Claire and Grenade Crue regarding food services for the food concession at the Olive-Urquhart Sports Centre, to the extent that the content of the lease remains substantially in conformity with the draft provided to Council.

TO authorize the Mayor, or in his absence the Acting Mayor, and Mr. Claude Rhéaume, Director - Culture, Sports, Leisure and Community Development, to sign said lease for and in the name of the City of Pointe-Claire.

The present resolution repeals and replaces resolution 2025-560.

2025-621

APPROVE AN AGREEMENT TO BE ENTERED INTO WITH THE BEACONSFIELD GOLF CLUB REGARDING THE CREATION OF A CROSS-COUNTRY SKI TRAIL FOR THE 2025-2026 WINTER SEASON

It is moved by Councillor Claudine Demers,
Seconded by Councillor Ludovic Matthews, and unanimously resolved:
TO approve an agreement to be entered into between the City of Pointe-Claire and the Beaconsfield Golf Club regarding the creation of a cross-country ski trail for the 2025-2026 winter season, to the extent that the content of said agreement remains substantially in conformity with the draft previously provided to Council.

TO authorize the Mayor, or in his absence the Acting Mayor, and the City Clerk, or in her absence the Assistant City Clerk, to sign said agreement, for and in the name of the City of Pointe-Claire.

The present resolution repeals and replaces resolution 2025-561.

2025-622

CLOSURE

It is moved by Councillor Bruno Tremblay,
Seconded by Councillor Cynthia Homan, and unanimously resolved:
TO hereupon adjourn this meeting at 8:05 p.m.

John Belvedere, Mayor

Me Caroline Thibault, City Clerk