

MINUTES
REGULAR COUNCIL MEETING

JANUARY 29, 2018
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on January 29, 2018 at the Town Hall located at 50 Westminster Avenue South.

Present: Mr. Beny Masella, Mayor
Mr. Dino Mazzone, Councillor
Ms. Elizabeth Ulin, Councillor
Ms. Colleen Feeney, Councillor
Ms. Maria Torres, Councillor

Also present: Me Raffaele Di Stasio, Director General
Me Claude Gilbert, Town Clerk

Mayor Beny Masella acted as chairperson of the meeting.
Mr. Claude Gilbert, Town Clerk, acted as secretary of the meeting.

Twenty-nine (29) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Maria Torres, seconded by Councillor Dino Mazzone and resolved:

That the Meeting be declared open.

Carried unanimously
#20180129-001 (2)

The Mayor called the Meeting to order at 8:05 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

It was moved by Councillor Dino Mazzone, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, January 29, 2018 as presented.

Carried unanimously
#20180129-002 (2)

4. Approval of the Minutes

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

To approve the Minutes of the Council Meetings held on the following dates:

- Special Meeting of December 18, 2017;
- Regular Meeting of December 18, 2017;
- Special Meeting of January 13, 2018
- Special Meeting of January 22, 2018.

Carried unanimously
#20180129-003 (2)

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella noted that the Town has had to adopt a new budget due to the exorbitant and unexpected increase (9%) in the contribution exacted by Montreal for the agglomeration, and succeeded in keeping its own tax increase within the cost of living index by delaying some of its projects and financing others in different ways. The Association of Suburban Municipalities (ASM) was able to convey their protest and frustration on a number of occasions, and the Mayor, as its President, wrote a letter to the Minister of Municipal Affairs who showed an openness to their issues. The main concern of the ASM now is to get significant structure changes to the Agglomeration. Last year, the Réseau de Transport Métropolitain (RTM), made known their plans to revise access to the Montreal West train station in order to improve pedestrian safety. The major part is to build an access point on Sherbrooke. The work should be completed by fall 2019. Finally, he said the next Coffee with the Mayor will be on February 22.

7. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:10 p.m.

Residents were invited to ask the Mayor and Councillors questions concerning matters of general interest.

Norbert Bedoucha asked if some action could be taken regarding the safety risks at the level crossing. The Mayor said that the RTM plan he referred to earlier includes addressing the level crossing problems at Westminster. This might lead to change the lanes' configuration, for instance, but it is not clear what is official or not. The next step is to ask their traffic engineers come talk to the Town and present the proposals. He noted that the Town would not pay for this work. It will be at the expense of the RTM, but he would not want things to get worse as a result. Some ideas can be false good ones.

Ian Robinson asked if the regulation adopted by Montreal to forbid the use of fireplaces is in force in Montreal West. Mayor Masella answered that it is not an agglomeration's by-law, so it does not apply in the Town. This topic was discussed in caucus, but no policy orientation has been made. He would personally be in favor of encouraging people not to use their fireplaces on smog days, rather than enacting a general by-law prohibition. The resident noted that the key is in the kind of wood one uses to burn.

Stan Carny wanted to know the costs associated with planting trees at Edinburgh School, last year. He had asked that question at the previous regular meeting. The Mayor said the Town has been busy with other more urgent things, but it will be addressed before the next meeting. The resident also questioned the replacement of some heavy equipment. The resident asked if Montreal West could get a grant to renovate the refrigeration system of its arena, like Côte Saint-Luc did. The Mayor believed it would not, with the bigger problems from a ceiling that leaks and the presence of mold.

David Superstein noted that there was a rally in the West Island to protest the Plante budget, and he wondered why it was not publicized through the Town's e-bulletin, since he only learned about it from a sign in Côte Saint-Luc. The Mayor explained that at the time when it took place, there was still a hope that Montreal would reconsider its position, and that rally was more a citizen's initiative. Council thought at the time that it would be better if elected officials did not participate, in this context. But if there was another one, it would probably be led now by the municipalities.

Louise Chenevert asked if there was a follow-up on the list of suggestions she tabled at a meeting before Christmas. Mayor Masella said no because many things were going on back then. But there will be one. The resident asked a question concerning snow removal private contractors. The Mayor noted that the Town has blown snow ten times this winter; usually, it is ten times for the whole season and it is not finished. Two-thirds of the budget on this has been spent already. Councillor Mazzone noted that if a resident witnesses a by-law offence while there is no Public Security Officer around, it can still be prosecuted if that resident is ready to file a complaint and testify in court.

Cynthia Nichols said that her driveway and the adjacent sidewalk have been sinking after Bell Canada did excavation work nearby, last year. The Mayor noted that if these problems are related to Bell's work, it is Bell which is responsible. The resident also asked how come that STM bus 123 now drives on Westminster. The Mayor said he did not know. He added that he is not on the board of the Société de Transport de Montréal and it does not send bus routes to municipalities.

Terry Spigelman questioned snow removal operations. The Mayor explained the sequence which is followed in these operations. Town employees sometimes work on Sundays, not always, because they better not be required to work after a certain number of hours. The resident asked why not blow snow on lawns. It would be less expensive.

The Mayor answered that it is not as fast as blowing it on trucks, and there is the risk that damages and claims may follow. The resident also asked what will be the impact of the replaced budget on taxes. The Mayor said that, on average, it should be 1.6% more.

The First Question Period ended at 8:45 p.m.

8. Contracts and Town Clerk's Office

a) Appointment of a representative to the Board of Directors of PME MTL Centre-Ouest

WHEREAS PME MTL Centre-Ouest is an economic development centre providing support to local entrepreneurs in the Boroughs of Ahuntsic-Cartierville and Saint-Laurent and in the municipalities of Côte Saint-Luc, Hampstead and Montreal West;

WHEREAS Côte Saint-Luc, Hampstead and Montreal West (hereinafter referred to as the "Related Cities") must appoint an elected official within their municipal councils as a member of the board of administration of PME MTL Centre-Ouest;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Colleen Feeney and resolved:

- 1) That the Town Council of Montreal West, together with the Town Council of Hampstead and the City Council of Côte Saint-Luc, agree to appoint Mr. Michael Goldwax, Municipal Councillor of Hampstead, to act as a representative from the three Related Cities in view of sitting on the board of administrators of PME MTL Centre-Ouest.
- 2) That this appointment be deemed effective as of November 5, 2017 and for a two-year mandate.

Carried unanimously
#20180129-004 (2)

b) Contract for website redevelopment

WHEREAS the Town of Montreal West issued a call for tender by invitation for the purpose of redesigning its internet site;

WHEREAS six firms were invited and one of them submitted a service offer which was evaluated by a committee on the qualitative level before its members could take the element of price into consideration;

WHEREAS the said firm was also evaluated on this element as a result of the process, which was conducted as required by the applicable legislation;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Dino Mazzone and resolved:

- 1) That the contract for website redevelopment be awarded to Penega Communication Inc. for a price of \$29,900.00 (excluding taxes).
- 2) That the Director General be authorized to sign any contract and other documents required to implement this resolution.
- 3) That this expenditure be charged to the operating budget.

Carried unanimously
#20180129-005 (2)

c) Small claims court – general mandate

It was moved by Councillor Dino Mazzone, seconded by Councillor Maria Torres and resolved:

- 1) That the Director of Public Works, Mr. Rylan Wadsworth, and the Foreman, Mr. Ferdinando Guadagnino, be authorized and instructed to represent the Town before the Small Claims Division of the Court of Québec, in every instance where Montreal West is sued for reasons related to the operations of the Public Works Department.
- 2) That resolution #20140929-012 be repealed.

Carried unanimously
#20180129-006 (2)

9. **Administration and finances**

a) **Approval of disbursements – December 16, 2017 to January 24, 2018**

It was moved by Councillor Colleen Feeney, seconded by Councillor Maria Torres and resolved:

That the list of accounts payable from December 16, 2017 to January 24, 2018 totaling \$443,720.54 be approved and paid as listed.

Carried unanimously
#20180129-007 (2)

b) **Delegation of powers for the month of January 2018**

It was moved by Councillor Maria Torres, seconded by Councillor Elizabeth Ulin and resolved:

To approve the report of the Director General concerning the exercise of powers delegated under By-Law No. 2005-002 for the month of January 2018.

Carried unanimously
#20180129-008 (2)

c) **Loan by notes in the amount of \$1,775,900 (February 6, 2018)**

WHEREAS the Town of Montreal West intends to borrow in the long term a total amount of \$1,775,900, by way of a series of bank notes over a five-year period, instead of issuing bonds, in accordance with By-Law No. 2017-002;

WHEREAS the Town has called for tenders for the issue of bank notes dated February 6, 2018 via the "Service d'adjudication et de publication des résultats de titres d'emprunt émis aux fins du financement municipal" of the Ministry of Finance of Quebec;

WHEREAS three (3) tenders were received and deemed conform by the Ministry in accordance with section 555 of the Cities and Towns Act (C.Q.L.R., chapter C-19):

Amount (\$)	Interest rate	Year
BIDDER: Royal Bank of Canada		
65,500	2.91%	2019
67,500	2.91%	2020
69,500	2.91%	2021
71,700	2.91%	2022
1,501,700	2.91%	2023
	Price:	\$100.00
	Real cost:	2.91%

BIDDER: Financière Banque Nationale Inc.		
65,500	2.00%	2019
67,500	2.25%	2020
69,500	2.40%	2021
71,700	2.60%	2022
1,501,700	2.75%	2023
	Price:	\$98.734
	Real cost:	3.0179%

BIDDER: Caisse Desjardins de Notre-Dame-de-Grâce		
65,500	3.14%	2019
67,500	3.14%	2020
69,500	3.14%	2021
71,700	3.14%	2022
1,501,700	3.14%	2023
	Price:	\$100.00
	Real cost:	3.14%

WHEREAS the offer from Royal Bank of Canada has been deemed the most advantageous, taking into account real costs;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Dino Mazzone, and resolved:

- 1) That the preamble of this resolution be an integral part thereof.
- 2) That the Town of Montreal West accept the most advantageous offer, made by Royal Bank of Canada, to borrow an amount of \$1,775,900 in accordance with loan by-law 2017-002, by way of serial bank notes within five years, each being dated February 6, 2018, at a cost of \$100 for a nominal value of \$100.
- 3) That the bank notes, capital and interest, be payable by cheque or by pre-authorized debit to the registered holder.

Carried unanimously
#20180129-009 (2)

d) Conciliation and Amendment of Loan By-Laws

WHEREAS the Town of Montreal West intends to borrow, by way of bank notes, an amount of \$1,775,900;

WHEREAS this amount is broken down under the following loan by-law:

By-Law No.	Borrowed Amount
2017-002 (FEPTEU)	\$573,603
2017-002	\$1,202,297

WHEREAS the Town, for the purposes of this loan, wishes to avail itself of the provisions of the first paragraph of section 2 of the Act Respecting Municipal Debts and Loans (C.Q.L.R., chapter D-7), under which it may issue notes for shorter terms than the term originally fixed in the aforementioned by-laws;

WHEREAS the said by-law must be amended for this purpose;

THEREFORE:

It was moved by Councillor Dino Mazzone, seconded by Councillor Colleen Feeney and resolved:

That the aforementioned By-Law be amended to conform to the following provisions:

- 1) The preamble of this resolution shall form an integral part thereof.
- 2) The bank notes shall be dated February 6, 2018.
- 3) The bank notes shall be signed by Mr. Beny Masella, Mayor and Ms. Valentina Maria Todoran, Treasurer.
- 4) The interest on the bank notes shall be payable semi-annually on February 6 and August 6 of each year.
- 5) The capital on these bank notes will be reimbursed as per this schedule:

Year	Amount
2019	\$65,500
2020	\$67,500
2021	\$69,500
2022	\$71,700
2023	\$73,900
2023	\$1,427,800 (to be refinanced)

6) For the purposes of this loan, the Town of Montreal West shall issue bank notes for a shorter term than the maximum reimbursement period stipulated in Loan By-Law No. 2017-002, that is, for a term of five (5) years as of February 6, 2018.

7) Regarding the annual capital amortization for 2024 and the subsequent years, each subsequent loan shall apply to the balance or part of the balance of the loan.

Carried unanimously
#20180129-010 (2)

e) Credit margin

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That the Treasurer, Ms. Valentina Maria Todoran, be authorized to negotiate with RBC Royal Bank (Montreal West branch) and to sign any required document, on behalf of the Town of Montreal West, for the purpose of a credit margin in the maximum amount of \$3,000,000.

Carried unanimously
#20180129-011 (2)

10. Urban Department

There was nothing under this item.

11. Public Works

There was nothing under this item.

12. Human Resources

a) Administrative termination of employment

It was moved by Councillor Colleen Feeney, seconded by Councillor Maria Torres and resolved:

To confirm the end of employment of Employee No. 21 for administrative reasons.

Carried unanimously
#20180129-012 (2)

13. Appointments

There was nothing under this item.

14. Councillors' Reports

a) Seat Number 1

Councillor Dino Mazzone reported on matters pertaining to Public Security and to Special Projects Fundraising.

b) Seat Number 2

Councillor Elizabeth Ulin reported on matters pertaining to Communications, Recreation and Culture.

c) Seat Number 3

Councillor Colleen Feeney reported on matters pertaining to Urban Planning, Finance, Administration and Human Resources.

d) Seat Number 4

Councillor Maria Torres reported on matters pertaining to Environment, Public Works and Buildings.

15. Deposit of Documents

There was nothing under this item.

16. Notice of Motion, Reading and Adoption of By-Laws

a) Adoption of By-Law No. 418-9 – By-Law for a By-Law Amending By-Law No. 418-3 Concerning the Regulation of Sewers and the Supply of Water in the Town of Montreal West

WHEREAS a copy of this By-Law in draft version was previously tabled at a Council meeting and made available in accordance with the law;

WHEREAS the scope of this by-law was summed up at the present meeting;

THEREFORE:

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 418-9 entitled "By-Law for a By-Law Amending By-Law No. 418-3 Concerning the Regulation of Sewers and the Supply of Water in the Town of Montreal West" be adopted.

Carried unanimously
#20180129-013 (2)

b) Adoption of By-Law No. 2018-001 – By-Law for a By-Law Replacing By-Law No. 2017-008 Concerning Taxes of the Town of Montreal West for the Fiscal Year 2018

WHEREAS a copy of this By-Law in draft version was tabled at a Council meeting when the notice of motion was given, and made available in accordance with the law;

WHEREAS the scope of this by-law was summed up at the present meeting;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Elizabeth Ulin and resolved:

That By-Law No. 2018-001 entitled "By-Law for a By-Law Replacing By-Law No. 2017-008 Concerning Taxes of the Town of Montreal West for the Fiscal Year 2018" be adopted.

Carried unanimously
#20180129-014 (2)

c) Adoption of By-Law No. 2018-002 – By-Law Concerning the Applicable Rate for Duties on Transfers where the Basis of Imposition is in excess of \$500,000

WHEREAS a copy of this By-Law in draft version was tabled at a Council meeting when the notice of motion was given, and made available in accordance with the law;

WHEREAS the scope of this by-law was summed up at the present meeting;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2018-002 entitled "By-Law Concerning the Applicable Rate for Duties on Transfers where the Basis of Imposition is in excess of \$500,000" be adopted.

Carried unanimously
#20180129-015 (2)

d) Adoption of By-Law No. 2018-003 – By-Law Authorizing a Loan of \$2,484,130 for the Carrying out of Repair Work on Road, Sidewalks, Aqueduct, and Sanitary and Storm Sewer on Percival Avenue North of Nelson Street

WHEREAS a copy of this By-Law in draft version was tabled at a Council meeting when the notice of motion was given, and made available in accordance with the law;

WHEREAS the scope of this by-law was summed up at the present meeting, notably that the expenditure shall be at the expense of all taxpayers of the municipality and that the loan shall be reimbursed within twenty years;

THEREFORE:

It was moved by Councillor Maria Torres, seconded by Councillor Dino Mazzone and resolved:

That By-Law No. 2018-003 entitled "By-Law Authorizing a Loan of \$2,484,130 for the Carrying out of Repair Work on Road, Sidewalks, Aqueduct, and Sanitary and Storm Sewer on Percival Avenue North of Nelson Street" be adopted.

Carried unanimously
#20180129-016 (2)

e) Adoption of By-Law No. 2018-004 – By-Law Amending By-Law No. 2013-002 Concerning Fire Prevention

WHEREAS a copy of this By-Law in draft version was tabled at a Council meeting when the notice of motion was given, and made available in accordance with the law;

WHEREAS the scope of this by-law was summed up at the present meeting;

THEREFORE:

It was moved by Councillor Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That By-Law No. 2018-004 entitled “By-Law Amending By-Law No. 2013-002 Concerning Fire Prevention” be adopted.

Carried unanimously
#20180129-017 (2)

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:25 p.m.

Residents were invited to ask the Mayor and Councillors questions concerning the matters on the agenda of this meeting.

Norbert Bedoucha said he would encourage residents to call MNA Kathleen Weil regarding the problem with Montreal’s budget. He asked Councillor Ulin if the Town has considered the introduction of a tracking system of citizen requests. She answered that it is one of the functionalities that would come with the new website. The Mayor added that it would be a useful tool internally for the administration.

Teresa Spigelman asked if salt was spread last week when there was ice. Councillor Torres said it was, but also noted there was warm weather. The resident also had a problem with her garbage pick-up. The resident complained about curb extensions on Westminster, saying they are not safe, especially in winter. The Mayor said their visibility will be increased, but they will stay.

18. Termination of the Meeting

At 9:35 p.m., no other questions being asked,

It was moved by Councillor Dino Mazzone, seconded by Councillor Maria Torres and resolved:

That the Meeting be terminated.

Carried unanimously
#20180129-018 (2)

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20180129*