

MINUTES
REGULAR COUNCIL MEETING

SEPTEMBER 18, 2017
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on September 18, 2017 at the Town Hall located at 50 Westminster Avenue South.

Present: Mr. Beny Masella, Mayor
Ms. Julie Tasker-Brown, Councillor
Ms. Elizabeth Ulin, Councillor
Ms. Colleen Feeney, Councillor
Ms. Maria Torres, Councillor

Also present: Ms. Raffaella Di Stasio, Director General
Mr. 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 Colleen Feeney and resolved:

That the Meeting be declared open.

Carried unanimously
#20170918-001

The Mayor called the Meeting to order at 8:00 p.m.

2. Acknowledgement of Visitors

Mayor Masella greeted and welcomed Lieutenant Fred Jennings from the Montréal Police Department (Neighbourhood Police Station 9).

3. Adoption of the Agenda

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

To adopt the Agenda of the Regular Meeting of Monday, September 18, 2017 modified as following:

- by adding item 13a): **Administrative dismissal.**

Carried unanimously
#20170918-002

4. Approval of the Minutes

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

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

- Regular Meeting of August 28, 2017;
- Special Meeting of September 1, 2017.

Carried unanimously
#20170918-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Masella said he would not make a report tonight, given the fact that there was a regular meeting three weeks ago and there will be another one in two weeks from now, and it was deemed advisable to leave more time for the next item on the agenda.

7. Strategic Financial Plan (SFP)

a) SFP presentation

A presentation was made by Councillor Colleen Feeney of the Town's Strategic Financial Plan for 2018-2022.

b) SFP adoption

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

To adopt the Strategic Financial Plan of Montreal West as presented.

Carried unanimously
#20170918-004

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:50 p.m.

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

William Dere said he was satisfied that a Strategic Financial Plan was adopted. However, he expressed his concerns about the reimbursement of the Town's debt, and wondered when his taxes would go down. On the other hand, he said the general public, not just focus groups, should have been involved before tonight's presentation. He noted that he could not get a copy of the SFP in advance today. Mayor Masella answered that the Town could only lower taxes if it stopped spending money on the renewal of its infrastructure. In the long term, this is not a wise option for a municipality in the situation of Montreal West. Councillor Feeney noted that this special presentation was to let people express their opinion, and they can decide if they want to keep the Council which produced this plan.

Norbert Bedoucha paid tribute to the dedication of those who worked on the SFP. At the same time, he said that a financial analysis and a viability study should have been done. Councillor Feeney noted that the SFP is precisely looking for viability, and in that sense, it states the challenges and how they can be met. The resident and her exchanged on the methodology and models that could have been used.

Richard Morin said he was concerned with the debt and tax increases, and referred to the new recreation center project. He wondered why the Town could not follow practices like in Ontario. The Mayor explained that the context in other provinces is different from one to another, because municipalities are under provincial jurisdiction and so the rules are not necessarily the same. He agreed that if the Town moved to build a new arena, it would entail an increase of debt. On another point, Councillor Feeney said that the Town has managed to keep tax increases under the annual Consumer Price Index. As for properties which total tax increase went beyond inflation, it was not because of the tax rate, but because their evaluation increased.

Ian Robinson acknowledged the amount of work involved in the SFP preparation, but added that it should be considered as a start. The Mayor confirmed it must be seen as a living document. On another point, the resident said that Côte Saint-Luc will have less to pay to the Agglomeration in terms of contribution. He wondered if Montreal West could do the same. The Mayor explained that the Government has changed the parameters applicable to the tax cost sharing formula. As a result, Montreal West, like Westmount and Mount Royal, fell on the increase side.

Norbert Bedoucha asked if the people who prepared the SFP gave thought to the situation of the immovables most affected by tax increases. Councillor Feeney reminded the resident that it is not Montreal West but the Agglomeration which is responsible for the evaluation. The resident deplored that the Council did not give more support to the taxpayers who protested their valuation increase. The Mayor disagreed with this view.

Daniel Rena asked if the urban plan will be modified in his neighborhood. Councillor Feeney said the SFP takes into account the recently built condos over there and the next ones coming soon. The Mayor remarked that the only property that the Town could develop is the library lot. The closest development site to the resident's home would not be in Montreal West but Montreal, where Motel Raphael used to be.

William Dere wondered if the new recreation center is supposed to be paid by fund raising. The Mayor said it would be one of the many financing tools used, in addition to grants and loans.

Cynthia Nichols wondered if the Town could not help her to get an answer from the SAAQ in a personal file. The Mayor said he did not have such contacts.

K. McGraw said she heard there will be infrastructure work on an extra section of her street. The Mayor answered that the Town did not get a grant to go that far, North of Curzon. The confusion came from the fact that someone, unknown at this moment, has painted parts of the street as if to prepare it for work. The Mayor added that the availability of grants depends on the state of underground pipes, not roads, and this is why some sections of a street may be done before others are.

Blair Whittemore said he was fined for chimney repairs he had done without a permit, and wondered what kind of repairs require a permit. Councillor Tasker-Brown said she would like to talk to the Building Inspector before answering. She noted that the permit by-law was changed at some point in time, which changed things in this respect.

Robert Walker reported a similar case about replacing a porch last year. He was fined and did not understand why, although he had obtained a permit. Councillor Tasker-Brown said this might have happened during the transition period during which the by-law was modified.

The First Question Period ended at 9:40 p.m.

9. Contracts and Town Clerk's Office

a) Order to sell immovables for non-payment of taxes

WHEREAS section 484 of the Cities and Towns Act (C.Q.L.R., chapter C-19) provides that arrears of municipal taxes shall be prescribed by three years;

WHEREAS the Treasury Department drew up, in accordance with section 511 of the Act, a statement showing three immovables on which the taxes assessed for 2015 have not been paid as of September 18, 2017;

WHEREAS in July and August 2017, the Treasury Department sent to the owners of these immovables, on which the taxes are still unpaid for 2015, two notices to inform them that their property could be sold for non-payment of taxes in accordance with the law;

WHEREAS section 512 of the Cities and Towns Act provides that the Council, having taken cognizance of the statement filed by the Treasurer, may order the Town Clerk to sell such immovables at public auction;

THEREFORE:

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

- 1) That the Council order the Town Clerk to sell at public auction the immovables mentioned on the attached list for non-payment of taxes, on November 22, 2017, at 2:00 p.m. in the Music Room, at the Town Hall located at 50 Westminster Avenue South, Montreal West.
- 2) That the Town Clerk be authorized to undertake the proceedings required to give effect to this resolution.
- 3) That the Treasurer be authorized to bid on behalf of the Town, for the amount of arrears in real estate taxes, plus interests and costs.

Carried unanimously
#20170918-005

b) Amendment to resolution #20161219-006 (2) – tariff of remuneration (election staff)

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

To amend Resolution #20161219-006 (2) by the addition of the following provisions:

<i>Advance poll and Election Day</i>	<i>Daily</i>
Officer in Charge of Information and Order (OCIO) and Chairperson of Identity Verification Panel (IVP) – advance poll	\$220
OCIO and Member of IVP – election day	\$220

Carried unanimously
#20170918-006

10. Administration and Finance

a) Approval of disbursements – August 24 to September 12, 2017

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

That the list of accounts payable from August 24 to September 12, 2017 totaling \$2,089,271.96 be approved and paid as listed.

Carried unanimously
#20170918-007

b) Delegation of powers for the first half of the month of September 2017

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 first half of the month of September 2017.

Carried unanimously
#20170918-008

11. Urban Department

a) Site Planning Projects and Architectural Integration Programs (SPAIP)

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

- 1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on September 13, 2017.
- 2) To approve under the SPAIP the following plans submitted to this meeting, subject to the conditions stated by the PAC as outlined in the minutes, as the case may be:

Address	Project	PAC's recommendation
349 Brock N.	replacement of eighteen windows	as presented;
140 Percival	replacement of four windows and patio door	with conditions;
80-82 Roxton	replacement of twenty windows	as presented;
333 Brock N.	replacement of six windows and one door	with conditions;
126 Ballantyne N.	replacement of forty windows, one patio door, two regular doors and twenty-four window sills, and repointing of the brick	with conditions;
425 Ballantyne N.	replacement of fifteen windows	as presented;
140 Northview	replacement of eleven windows	as presented;
2 Courtney	construction of a staircase and landing	as presented.

- 3) To defer the examination of the following plans to a next meeting of this Council, in accordance with the recommendations of the PAC as outlined in the minutes:

Address	Project
451 Brock N.	construction of an extension to the residence.

- 4) To approve the following plans, despite the recommendation of the PAC to defer this project, while keeping the suggestion made in the minutes:

Address

Project

34 Easton replacement of three windows.

Carried unanimously
#20170918-009

b) Minor exemption request (155 Ballantyne South)

NOTE Councillor Julie Tasker-Brown summarized the issues involved in the following matter. She also noted that it had been advertised in the newspaper. No comments were received since the publication (and none were made after these explanations).

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Colleen Feeney and resolved:

That the plans and request submitted to the August 23, 2017 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2010-002 and G-18-0005, for the following minor exemption regarding the immovable located at 155 Ballantyne South in order to:

- Allow the construction of a garden shed within two metres from the main building, despite the prohibition of article 4.1.6 of the Zoning By-Law.

Carried unanimously
#20170918-010

12. Public Works

a) Subsidy agreement within the scope of the Clean Water and Wastewater Fund (Component 1) – Brock and Ballantyne Avenues

WHEREAS the Town of Montreal West applied for a grant under the Clean Water and Wastewater Fund (Component 1) by virtue of Council resolution #20160909-004 for replacement work of aqueduct and sewer pipes on Brock and Ballantyne Avenues;

WHEREAS this subsidy request has been accepted and an agreement has been submitted for Council's approval to determine the amount of the grant, the administrative conditions and the responsibilities of both the Town and the Quebec Government;

THEREFORE:

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

1) That the Town of Montreal West agree to enter into in an agreement with the Ministry of Municipal Affairs and Land Occupancy for the purpose of receiving financial assistance in the amount of \$1,442,700 within the scope of the infrastructure program mentioned in title (File No. 2015025).

2) That Mayor Beny Masella be authorized to sign this agreement on behalf of the Town.

Carried unanimously
#20170918-011

b) Rental of a bulldozer with operator

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for a bulldozer with operator for the winter seasons 2017-2018, 2018-2019 and 2019-2020;

WHEREAS three (3) tender documents were ordered by contractors;

WHEREAS one tender was received and evaluated;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Maria Torres and resolved:

1) That this rental contract be awarded to Entreprise Vaillant 1994 Inc., being the lowest conforming bidder, on the basis of a hourly rate of \$195.00 in 2017-2018, \$195.00 in 2018-2019, and \$195.00 in 2019-2020, excluding taxes in every case.

2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously
#20170918-012

c) Rental of a snow blower with operator and signaller

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for a snow blower with operator and signaler for the winter seasons 2017-2018, 2018-2019 and 2019-2020;

WHEREAS four (4) tender documents were ordered by contractors;

WHEREAS one tender was received and evaluated;

THEREFORE:

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

1) That this rental contract be awarded to Entreprises Canbec Construction Inc., being the lowest conforming bidder, on the basis of a hourly rate of \$408.80 in 2017-2018, \$413.80 in 2018-2019, and \$418.80 in 2019-2020, excluding taxes in every case.

2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously
#20170918-013

d) Rental of two graders with operator

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a rental contract for two graders with operator for the winter seasons 2017-2018, 2018-2019 and 2019-2020;

WHEREAS five (5) tender documents were ordered by contractors;

WHEREAS one tender was received and evaluated;

THEREFORE:

It was moved by Councillor Julie Tasker-Brown, seconded by Councillor Elizabeth Ulin and resolved:

1) That this rental contract be awarded to Entreprise Vaillant 1994 Inc., being the lowest conforming bidder, on the basis of a hourly rate for each unit of \$223.00 in 2017-2018, \$229.00 in 2018-2019, and \$234.00 in 2019-2020, excluding taxes in every case.

2) That this expense be charged to budget account 02-330-00-419.

Carried unanimously
#20170918-014

13. Human Resources

a) Administrative dismissal

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

To confirm the dismissal of Employee No. 190 for administrative reasons as of August 1, 2017.

Carried unanimously
#20170918-015

14. Appointments

There was nothing under this item.

15. Councillors' Reports

a) **Seat Number 1**

Councillor Julie Tasker-Brown reported on matters pertaining to Urban Planning and Environment.

b) **Seat Number 2**

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

c) **Seat Number 3**

Councillor Colleen Feeney reported on matters pertaining to Finance, Administration and Public Security.

d) **Seat Number 4**

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

16. **Deposit of Documents**

There was nothing under this item.

17. **Notice of Motion, Reading and Adoption of By-Laws**

a) **Adoption of By-Law No. 405-37 – By-Law Amending Traffic By-Law No. 405**

WHEREAS dispensation from reading for this By-Law having been previously requested pursuant to the law, a copy of said By-Law was accordingly made available to Council members, who have taken cognizance of it and waive its reading;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Julie Tasker-Brown and resolved:

That By-Law No. 405-37 entitled “By-Law Amending Traffic By-Law No. 405” be adopted.

Carried unanimously
#20170918-016

18. **Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:59 p.m.

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

19. **Termination of the Meeting**

At 10:00 p.m., no questions being asked,

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Julie Tasker-Brown and resolved:

That the Meeting be terminated.

Carried unanimously
#20170918-017

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20170918*