

**MINUTES**  
**REGULAR COUNCIL MEETING**

**OCTOBER 28, 2019**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on October 28, 2019 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Mr. Dino Mazzone	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

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.

Nineteen (19) 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  
#20191028-001

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, October 28, 2019 modified as follows:

- by replacing the title of item 8 c: with the following one : **Status of lease – 45 Westminster South;**
- by removing item 8 d): **Settlement out-of-court – file number 500-17-092970-162.**

Carried unanimously  
#20191028-002

**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 September 23, 2019;
- Special Meeting of October 11, 2019.

Carried unanimously  
#20191028-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella, on behalf of Council, his condolences to City Council of Côte Saint-Luc on the passing of Councillor Ruth Kovac. He reminded the audience that Remembrance Day ceremonies will take place on Sunday, November 10<sup>th</sup> preceded by Remembrance

Walk on Saturday, November 9<sup>th</sup>. Next Coffee with the Mayor will take place on Thursday, November 21<sup>st</sup> at 7:30 am.

## **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 two months ago what were the criteria and methodology used in the decision to proceed with the sale of the library lot instead of considering other options. The Mayor said there was an evaluation report and this would be the expert advice that was used. The resident asked if he could obtain a copy of that report and the Mayor advised him to make that request to the Town Clerk.

Daniel Markuze asked what was done in dealing with deficiencies and damaged properties in the course of recent infrastructure work. The mayor answered that the properties were walked through on October 22. Also, a letter was sent to residents two weeks ago. He invited the resident to contact the Assistant Director of Public Works. The resident also asked what was going on with a court case that was mentioned in previous meetings. The Mayor said that file was coming near a conclusion.

Kadeja Lefebvre thanked Town employees for their help with the Street Fair. She asked how many people could be expected to show up when the CP Holiday Train stop in Montreal West. The Mayor said thousands, and Councillor Ulin added that other organizations are involved in addition to the Town, like Girl Guides and Meals on Wheels. The merchant asked if by-law changes are coming that would address the concerns that were voiced earlier this year. The Mayor said this could not be done before next year. Councillor Feeney added that the requests made during the discussions for a SPAIP adapted to the commercial sector and which could not be included at that time were noted.

Mina Hanna said he was trying to figure out how to make a demolition rebuilding project on Easton go forward, and it does not seem clear what must be done first. Councillor Feeney said he could send her the questions he has. The Mayor added that this is the first time the demolition by-law adopted a few years ago will apply to a specific file.

Daniel Boulerice said the fact that compost and recycling are picked up the same day does not look good for someone wondering where they end up. The Mayor noted that they are not collected by the same company and do go to the same place.

Stan Carny discussed remarks made by Councillor Mazzone, as reported in The Informer, about a relatively common neighborhood issue with respect to branches on one's land extending over someone else's property. Councillor Mazzone noted that The Informer is not to be taken as an official register of the Town's actions and statements. He recalled what the Civil Code says on the matter of branches.

David Hardcastle asked if the Town can monitor where goes the recycling. The Mayor answered that it is possible to know how many tons were collected, and if it is in a document held by the Town a copy could be requested by asking the Town Clerk. He added that the recycling centers are under the Agglomeration's jurisdiction. Lately they have asked for more money in order to avoid closing business, because they do not have as much as a market like they used to have.

Sylvia Gervais, commenting on the fact that part of Wolseley has been repaved, wished the other part would be too. She thanked the Building Inspector and his assistant, Ms. Agata Palarchio, for their help in getting a permit she needed.

Jordan Katz said he went to the Hydro-Québec open-house event, and wondered who was in charge at the Town of following up on the file. He said he understood that changes are coming in terms of infrastructure. Mayor Masella answered that a citizen committee has been set up. Councillor Torres added that this committee is gathering information. The Hydro project is a long term one and just starting.

Cynthia Nichols asked if it is possible to bring input to the Green Corridor committee that has been formed to follow up on the Hydro-Québec project, in order to influence the decisions. Councillor Torres explained that the Town and its committee can only make suggestions. In the end, the decision will be Hydro's. The Mayor concurred. The resident also said she got a bill from the Town. Councillor Feeney adviser her to talk to the administration.

Stan Carny raised the issue of sufficient lighting and signage on the streets. Councillor Feeney agreed they are relevant to seniors' needs, as part of bigger issues.

The First Question Period ended at 8:50 p.m.

**8. Contracts and Town Clerk's Office**

**a) Regular Council meetings in 2020 – calendar**

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

1) That the regular meetings of Council in 2020 be held in the Music Room of the Town Hall on the last Monday of the following months at 8:00 p.m., except in September (last Tuesday) and in December (second Monday), on these dates:

- January 27;
- February 24;
- March 30;
- April 27;
- May 25;
- June 29;
- August 31;
- September 29;
- October 26;
- November 30;
- December 14.

2) That this calendar be posted in The Suburban.

Carried unanimously  
#20191028-004

**b) Property and liability insurance contracts**

WHEREAS for the purpose of purchasing group property insurance benefiting from a possible group deductible, the Town is party to an agreement with the reconstituted municipalities and the Union des municipalités du Québec (UMQ), for a five-year period from January 1, 2019 to December 31, 2023 as per Resolution # 20180528-004;

WHEREAS the UMQ was mandated by the reconstituted municipalities to act as representative of the group including Montreal West and known as the Regroupement des municipalités de l'Île de Montréal (RMIM) and, as such, the UMQ is assuming the responsibilities of advisor and deductible-fund manager;

WHEREAS a public call for tenders was issued in 2017 by the UMQ acting for the RMIM under the previous agreement and by the consultant Fidema Groupe conseils inc.;

WHEREAS the contracts that were awarded through Resolution #20171114-006 can be renewed this year on a mutual agreement basis according to the law for a second time, and after negotiations conducted by the said consultant, its recommendation is to renew these insurance contracts on the following terms, while keeping a civil liability group deductible in the amount of \$525,000;

THEREFORE:

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

1) To renew the Town's property and liability insurance contracts from January 1, 2020 to January 1, 2021 through the insurance broker B.F.L. Canada Inc. as per the following premiums (before taxes):

<u>Coverage</u>	<u>Premium (\$)</u>
Goods	7,795
Machine breakdown	698
Crime	387
Primary responsibility	12,676
Municipal responsibility	3,568
Automobile – private owner	8,030
Engineering fees	350
Judicial costs	1

2) To pay, for the Town's insurance premium for the 2020 term, the total sum of THIRTY-SIX thousand FOUR hundred EIGHTY-NINE dollars (\$36,489.00), including taxes, to the insurance broker B.F.L. Canada Inc.

3) To pay the UMQ the sum of FOURTEEN thousand SIX hundred SIXTY-ONE dollars (\$14,661.00), constituting the Town's share of the civil liability group deductible for the 2020 term.

4) To pay the UMQ, for the 2020 term, an amount equal to one percent (1%) of the cost of the insurance premium, including taxes, for the responsibilities assumed as representative of the RMIM.

Carried unanimously  
#20191028-005

**c) Status of lease – 45 Westminster South**

WHEREAS resolution # 20190712-005 was adopted on July 12, 2019 to notify the Montreal West Public Library ("the Library") of the Town's decision to exercise the non-renewal option of the current lease for the property mentioned in title;

WHEREAS the said resolution also authorized negotiations with the Library in order to conclude another lease agreement, but provided that the current lease would nonetheless be terminated if such an agreement was not formally reached by November 1, 2019;

WHEREAS the negotiations are still going on as of today;

THEREFORE:

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

That the Town of Montreal West notify the Montreal West Public Library that it objects to the continuation of the current lease and request the Library's Board of Directors to conclude the negotiations for another lease agreement as soon as possible.

Carried unanimously  
#20191028-006

**d) Settlement out-of-court – file number 500-17-092970-162**

This item was withdrawn.

**9. Administration and finances**

**a) Approval of disbursements – September 20 to October 22, 2019**

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

That the list of accounts payable from September 20 to October 22, 2019 totaling \$438,414.95 be approved and paid as listed.

Carried unanimously  
#20191028-007

**b) Delegation of powers for the month of October 2019**

It was moved by Councillor Maria Torres, seconded by Councillor Colleen Feeney 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 October 2019.

Carried unanimously  
#20191028-008

**10. Urban Department**

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

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

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on October 23, 2019.

2) To approve as presented under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

<b>Address</b>	<b>Project</b>
226 Wolseley N.	Replacement of five windows;
440-442 Wolseley N.	Replacement of six basement windows;
16 Fenwick	Installation of new railings on side and front stairs;
236 Strathearn N.	Replacement of five windows;
46 Easton	Replacement of front stairs, landing and canopy as well as window sills;
164 Wolseley N.	Replacement of a window and a patio door (single-hung window model only);
72 Curzon	Replacement of a door.

3) To approve with conditions under the SPAIP the following plans submitted to this meeting, in accordance with the recommendations of the PAC as outlined in the minutes:

<b>Address</b>	<b>Project</b>
340 Ballantyne N.	Modifications to openings on exterior walls.

4) 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:

<b>Address</b>	<b>Project</b>
72 Curzon	Construction of a canopy above the replaced door.

5) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:

<b>Address</b>	<b>Project</b>
128 Strathearn N.	Construction of an extension on the second storey in the back yard, replacement of the garage door, two regular doors, eight windows, one patio door as well as modifications to openings on lateral and rear facades.

Carried unanimously  
#20191028-009

## **11. Public Works**

### **a) Supply of road salt**

WHEREAS the City of Montreal issued a public call for tender for the purpose of awarding a supply contract for road salt for the winter season 2019-2020;

WHEREAS this call for tender was conducted on behalf of the boroughs and all reconstituted municipalities, including the Town of Montreal West;

THEREFORE:

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

- 1) That this supply contract be awarded to Compass Minerals Canada, being the lowest conforming bidder, on the basis of a price of \$102.20 per metric ton including delivery costs (plus taxes).
- 2) That this expense be charged to budget code 02-330-00-629.

Carried unanimously  
#20191028-010

## **12. Human Resources**

### **a) Administrative termination of employment**

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

That Employee No. 543 be dismissed for administrative non-disciplinary reasons.

Carried unanimously  
#20191028-011

**13. Appointments**

**a) Designation of the Pro-Mayor**

*NOTE* The last persons who held the office of Pro-Mayor, starting with the most recent incumbent, were Councillors Elizabeth Ulin, Dino Mazzone, Colleen Feeney and Maria Torres.

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

- 1) That Councillor Maria Torres be appointed Pro-Mayor for the months of December 2019, and January, February and March 2020.
- 2) That Councillor Maria Torres be designated to replace Mayor Beny Masella on the Agglomeration Council as necessary, and that a copy of this resolution be forwarded, if needed, to the Agglomeration Council.
- 3) That this appointment take effect on December 1, 2019.

Carried unanimously  
#20191028-012

**14. Councillors' Reports**

**a) Seat Number 2**

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

**b) Seat Number 3**

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

**c) Seat Number 4**

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

**d) Seat Number 1**

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

**15. Deposit of Documents**

**a) Statements of comparative financial results**

Comparative statements of financial results as of September 30, 2019 were tabled with Council.

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

**a) Adoption of By-Law No. 2019-005 – By-Law respecting municipal work agreements**

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

WHEREAS the purpose and scope of this by-law were 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. 2019-005 entitled "By-Law respecting municipal work agreements" be adopted.

Carried unanimously  
#20191028-013

**b) Adoption of By-Law No. 2019-006 – By-Law amending By-Law No. 2018-004 amending By-Law No. 2013-002 concerning fire prevention**

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

WHEREAS the purpose and scope of this by-law were summed up at the present meeting;

THEREFORE:

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

That By-Law No. 2019-006 entitled "By-Law amending By-Law No. 2018-004 amending By-Law No. 2013-002 concerning fire prevention" be adopted.

Carried unanimously  
#20191028-014

**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 wondered if the Town may consider alternatives to hard salt with less environmental impacts. Councillor Torres said the Town tried some new products mixed with salt last year on an experimental basis, and will continue this year.

Stan Carny asked why there are no parking signs on Edinburgh to facilitate street sweeping on certain days. The Mayor explained that if there is no such policy for that street, there are no signs. It is not automatic on every street. In fact, it requires a by-law provision to this effect. The resident also criticized the exportation of recycling to the Middle East, where apparently it ends up being burned. Councillor Ulin said she was not aware that countries in that area accept Canada's recycling. Councillor Torres noted that recycled paper is taken by Quebec manufacturer Cascades.

Cynthia Nichols asked when Westminster Avenue was paved around the Town Hall. The Mayor said he did not remember. The resident also asked if the library lot has been sold and if the contractor Canbec was involved in the negotiation. The Mayor answered it has not been sold and Canbec never tried to buy it.

**18. Termination of the Meeting**

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

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

That the Meeting be terminated.

Carried unanimously  
#20191028-015

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk