

MINUTES
REGULAR COUNCIL MEETING

APRIL 25, 2022
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on April 25, 2022 at the Town Hall located at 50 Westminster Avenue South.

Present:	Mayor:	Mr. Beny Masella	
	Councillors:	Ms. Lauren Small-Pennefather	Seat 1
		Ms. Elizabeth Ulin	Seat 2
		Ms. Maria Torres	Seat 4

Absent:		Ms. Colleen Feeney	Seat 3
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Also present: Me Raffaele Di Stasio, Director General
Me Claude Gilbert, Town Clerk
Ms. Elisabeth Roy, Communications Officer

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

Four (4) residents and visitors were in attendance.

1. Opening of the Meeting

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

That the Meeting be declared open.

Carried unanimously
#20220425-001

The Mayor called the Meeting to order at 8:04 p.m.

2. Acknowledgement of Visitors

There was nothing under this item.

3. Adoption of the Agenda

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Elizabeth Ulin and resolved:

To adopt the Agenda of the Regular Meeting of Monday, April 25, 2022 as presented.

Carried unanimously
#20220425-002

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 Marc 28, 2022;
- Special Meeting of April 7, 2022.

Carried unanimously
#20220425-003

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

The Mayor summed up the rules that apply to question periods. During the first one, Council members will answer questions from the floor for a maximum of 25 minutes. There is a limit of two questions per person: a short preamble, a first question and a follow-up question. After the questions from the floor, questions from residents that were submitted online until 2 pm on any topic will be answered. The same rules apply: 25 minutes total and two questions per person maximum. The second question period will address those pertaining to the agenda. It will be limited to 10 minutes from the floor and 10 minutes for questions submitted via the website during this meeting.

The Mayor gave an update on the Sports and Recreation Centre, saying that the Town has begun the consultation phase on the development of this file. Two formal public consultations were held. The event was announced on the website and via social networks and was open to all residents, who were invited to register. A professional facilitator helped the Town ensure it derived the most information and feedback. A general overall view of the first phase of the project as it currently stands was presented, including preliminary sketches, currently defined rooms and uses. Questions were answered and the next portion of the evening was devoted to three different workshops during which were discussed, among other topics: the type of programming from this new complex, reasons why some people may not have participated in Recreation activities in the past, positives and negatives on the sketches that were presented, and overall perceptions of the project. After each of the workshops, people returned to the larger group and a resident summarized the discussions that took place in the breakout rooms. The Mayor said the quality and variety of feedback went above and beyond expectations. The participants raised some very good points and valid concerns. Many of those concerns had already been addressed in the meetings held by the steering committee and the other suggestions will be summarized in a report at the end of the consultation phase.

7. Councillors' Reports

a) Seat Number 4

Councillor Maria Torres reported on matters pertaining to Urban Planning (1) and Environment (2).

b) Seat Number 1

Councillor Lauren Pennefather reported on matters pertaining to Public Security and Urban Planning (2).

c) Seat Number 2

Councillor Elizabeth Ulin reported on matters pertaining to Public Works, Communications and Environment (1).

d) Seat Number 3

Councillor Colleen Feeney being absent, the Mayor read her report on matters pertaining to Finance, Recreation and topics related to the status of Age Friendly Municipality.

8. First Public Question Period

The Mayor announced the beginning of the First Public Question Period at 8:22 p.m.

Residents in attendance were invited to ask the Mayor and Councillors questions concerning matters of general interest. Questions submitted in advance were also taken.

1. Abby Shyavitz

Asked if the Town will take a stand on Bill 96 concerning language rights, particularly on the matter of requiring students in English CEGEPs to take classes in French, and if the Mayor could follow up with other municipalities on the island, since he is the President of their association. She also asked if the Town could make an agreement with Côte Saint-Luc in order to get residents access to the pool there, while the one in Montreal West will be closed pending the work on a new Recreation Center.

2. Robert Soden

Asked why the West-bound traffic on Avon Road, at the corner of Westminster South, is restricted to one lane. East of Westminster, Avon should be two lanes West and one lane East. West of Westminster, Avon should be two lanes East and one lane West.

Made a sketch and took some photos to accompany his remarks (submitted today in person at this meeting), because the internet portal offered no opportunity to submit them on line. Since the Town Hall office is only open Tuesday through Thursday, asked how a citizen can otherwise submit a question with supporting photos, graphics and documents.

3. Domenica Pulcini

Said that the piece of land next to the church parking lot, at the corner of Ronald Drive and Brock North, and the bicycle path are full of garbage items. Since she believes this belongs to the Town of Montreal West, asked Council to have it cleaned and maintained.

4. Donna McLaughlin

Said that the lampposts at on Ballantyne South, Brock South and Courtney have never been upgraded, so the lighting at night is very dim and scary at night when walking home or walking a dog. Asked the Town to replace the bulbs. Also asked for a permanent dog park at the new arena for those who live above tracks.

5. Aubri Marchand

Asked when the Town will plan roadwork and pipe replacement for the two remaining blocks of Brock North to settle the issue of lead pipes and drinkable water.

6. Andre Chenier

Said that Montreal West is the highest taxed municipality on the island of Montreal; convinced that the majority of the 1,567 taxpayers are not aware that the Town cannot afford a new Sports Centre project, as over 50% of the cost will be on borrowed funds at the expense of the maintenance of our streets. Asked for a referendum on that file.

7. Sylvia Gervais

Asked which streets will be fully be repaired this summer.

8. Susan Elgie

Said that she saw a large wild turkey eating breakfast in her front garden. Also reported her first experience of porch theft last week. Was not sure who to tell.

9. Calvin Leung

Asked if there are plans to have a BIXI station installed near the train station in the plans for the Sherbrooke redevelopment.

10. Alessandra Cesari

Learned recently that some Montreal boroughs provide grants to buy sustainable menstrual products, such as washable menstrual underwear and sanitary napkins. Asked if Montreal West would consider it.

12. Karen Donnelly

Asked when the bike path at the bottom of Brock South will be cleared of gravel. Knowing that only part of the path is on Montreal West territory, wondered if each municipality maintains its own section. This is actually a safety issue, as the path is steep in sections, and the large amount of gravel there could cause a cyclist to slide and fall.

13. Merle Mcphail

Said that the bus now stops almost in front of her door and three huge potholes have developed as a result of the increased traffic. Asked when she can expect them to be filled or repaired.

The First Question Period ended at 8:47 p.m.

9. Contracts and Town Clerk's Office

a) Participation in a group of municipalities for the selection of a consultant in group insurance for municipal employees – mandate of the Union des Municipalités du Québec (UMQ) to prepare a common call for tenders

WHEREAS the Town of Montreal West has received a proposal from the UMQ by which the latter is setting up a group, on behalf of the Town and other municipalities, for selection purposes of a consultant in group insurance for municipal employees;

WHEREAS section 29.9.1 of the Cities and Towns Act allows the municipality to reach an agreement with the UMQ for this purpose;

WHEREAS the Town is interested to join such a group;

WHEREAS the UMQ has launched a public call for tenders in order to find a consultant, in accordance with the law;

WHEREAS this process is subject to By-Law No. 26 adopted by the Board of Directors of the UMQ concerning the management of contracts for its grouping agreements;

THEREFORE:

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Elizabeth Ulin and resolved:

- 1) That the Town of Montreal West notify the UMQ of its interest to join a group of municipalities for the selection of a consultant in group insurance for municipal employees, and authorize the UMQ to manage the process in order to award a contract for this purpose.
- 2) That the contract which may be awarded as a result of this process will be for a one-year term, plus four yearly renewal options.
- 3) That the Town undertake to provide the UMQ with the information it will require for the tender process within the set deadlines.
- 4) That the Town also undertake to comply with the conditions of the contract that may result from this process as if it had been contracted out to the consultant by the Town itself.
- 5) That the Town agree to pay the UMQ a management fee amounting to 1.15% of the total premium it will pay as a result of this contract.

Carried unanimously
#20220425-004

b) Inter-municipal agreement with the City of Montreal concerning the installation of up-graded water meters for institutional, commercial and industrial establishments in Montreal West

WHEREAS the Agglomeration of Montreal, in accordance with government requirements, has adopted a by-law to compel the installation of water meters up to defined standards in non-residential buildings;

WHEREAS the Agglomeration has delegated to related municipalities, in another by-law, the responsibility of performing the necessary tasks in their respective territory;

WHEREAS the Town of Montreal West is seeking the technical assistance of the City of Montreal to carry out certain work and provide services in order to achieve that goal;

WHEREAS an inter-municipal agreement has been drafted by the City of Montreal to determine both parties' obligations and responsibilities;

THEREFORE:

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

- 1) That the Town accept the terms and conditions of the proposed inter-municipal agreement with the City of Montreal concerning the installation of water meters for institutional, commercial and industrial establishments, except articles 4 i) and 5 c) which it requests to be withdrawn from the said agreement.
- 2) That the Mayor and the Town Clerk be authorized to sign this agreement as modified.

Carried unanimously
#20220425-005

c) Transfer agreement with the Ministère des Transports du Québec (MTQ) for a tract of land and a deed of easement at Ronald Park

WHEREAS the Ministère des Transports du Québec (MTQ) contacted several landowners, on the South side of Ronald Drive, about purchasing parcels of land required for the purposes of the Turcot project, in the back of their properties;

WHEREAS the MTQ notified the Town that it needed to acquire a small section of Ronald Park and a perpetual servitude for the installation and maintenance of rigid insulator in another section, and to regularize the temporary occupation of the park during the work;

WHEREAS negotiations ensued to find an amicable agreement;

THEREFORE:

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Lauren Small-Pennefather and resolved:

- 1) That the Town of Montreal West agree to sell Lot 5 903 679 to the MTQ, that is, a parcel of land of approximately 66.6 square meters.
- 2) That the Town agree to assign a perpetual construction easement on a part of lot 5 903 678 for the installation and maintenance of rigid insulator, that is, a parcel of land of approximately 105.2 square meters.
- 3) That the Town ratify the assignment to the MTQ of a temporary construction easement on a part of the same lot in 2015, that is, a parcel of land of approximately 805.1 square meters for a period of seven months.
- 4) That the sales price, including the temporary and perpetual easement, be \$10,000 before applicable taxes if any.
- 5) That all professional fees and other costs related to the work, contract or agreements be assumed by the MTQ, including, without limitation, the surveying, notary, subdivision and registration, as specified in appendix to the agreement mentioned hereafter.
- 6) That one of the conditions of the easement be that the MTQ shall make sure that the site is restored to its original state after the work, as specified in appendix A to the administrative agreement (reference number: 6 2015 40004).
- 7) That the Mayor and the Town Clerk be authorized to sign any necessary documents on behalf of the Town to implement this resolution, including a notarized agreement to complete the file for land publicity purposes.
- 8) That resolution #20151016-003 be repealed.

Carried unanimously
#20220425-006

10. Administration and finances

a) Approval of disbursements – March 26 to April 20, 2022

It was moved by Councillor Elizabeth Ulin, seconded by Councillor Lauren Small-Pennefather and resolved:

That the list of accounts payable from March 26 to April 20, 2022 totaling \$667,069.06 be approved and paid as listed.

Carried unanimously
#20220425-007

b) Delegation of powers for the month of April 2022

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Maria Torres 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 April 2022.

Carried unanimously
#20220425-008

c) RBC investment certificates

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

That Council ratify the administrative decisions made by the Treasurer on April 22, 2022 to cash \$5,000,000 invested in accordance with Resolution #20220328-008 and to invest \$3,500,000 in a guaranteed certificate with the Royal Bank of Canada, for a term of 60 days (interest rate of 1.63 % per annum).

Carried unanimously
#20220425-009

11. Urban Department

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

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather and resolved:

1) To acknowledge receipt of the minutes of a meeting held by the Planning Advisory Committee (PAC) on April 20, 2022.

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:

Address	Project
17 Ballantyne S.	Replacement of the garage door, installation of gutters and installation of window shutters on a front façade window;
67 Strathearn N.	Reconstruction of the chimney from the roofline to the crown;
77 Brock N.	Replacement of the front door;
43 Ballantyne N.	Replacement of one window;
61 Brock N.	Replacement of cladding material, windows and doors with modification to openings, and replacement of the front stairs, landing and railings.

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:

Address	Project
64 Ballantyne N.	Replacement of the garage door;
160 Westminster N.	Replacement of twenty windows and a patio door.

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:

Address	Project
154 Ballantyne N.	Replacement of the front door;
160 Westminster N.	Replacement of the front door, one window and the roof cladding.

Carried unanimously
#20220425-010

12. Public Works

a) Canadian Pacific Railway – Land Lease (snow disposal site)

WHEREAS the Town is currently using a piece of land behind the arena and the Public Works building on Bedbrook, which is owned by Canadian Pacific Railway Company, as a snow disposal site;

WHEREAS the Company offered the Town to sign a new agreement, since the current lease will expire on April 30, 2022;

THEREFORE:

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Elizabeth Ulin and resolved:

- 1) That the Town of Montreal West agree to terms and conditions of an agreement of lease with the Canadian Pacific Railway Company for the piece of land mentioned in the preamble.
- 2) That the term of this agreement be of three (3) years as of May 1, 2022.
- 3) That the yearly rental amount be of thirty-two thousand five hundred dollars (\$32,500) plus the applicable taxes, which will increase by five percent (5%) every year on May 1 during the term of this agreement, starting 2023.
- 4) That the Mayor and the Town Clerk be authorized to execute this agreement on behalf of the Town.
- 5) That this expenditure be charged to budget account 02-320-03-599.

Carried unanimously
#20220425-011

13. Human Resources

There was nothing under this item.

14. Appointments

There was nothing under this item.

15. Deposit of Documents

a) Auditor's report – filing

The financial statements for the fiscal year 2021 were tabled with Council. Mayor Beny Masella summed up the main points of this report.

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

There was nothing under this item.

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:06 p.m.

People in the room were invited to ask the Mayor and Councillors questions concerning the matters on the agenda of this meeting. Questions submitted on line were also taken.

18. Termination of the Meeting

At 9:07 p.m., no questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20220425-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20220425*