

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

**JUNE 27, 2022**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on June 27, 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. Colleen Feeney	Seat 3
		Ms. Maria Torres	Seat 4

Also present: 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.

Two (2) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20220627-001

The Mayor called the Meeting to order at 8:03 p.m.

**2. Acknowledgement of Visitors**

There was nothing under this item.

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, June 27, 2022 as presented.

Carried unanimously  
#20220627-002

**4. Approval of the Minutes**

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

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

- Regular Meeting of May 30, 2022;
- Special Meeting of June 9, 2022.

Carried unanimously  
#20220627-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

**a) Mayor's report on the financial position of the Town**

In accordance with section 105.2.2 of the Cities and Towns Act, Mayor Masella tabled a report on the highlights of the financial report and of the external auditor's report. It is the same report that was presented by Councillor Feeney in a previous regular meeting.

**b) Publication of the Mayor's report**

WHEREAS section 105.2.2 of the Cities and Towns Act requires that the report of the Mayor on the financial position of the Town be disseminated in the territory of the municipality in the manner determined by Council;

THEREFORE:

It was moved by Councillor Lauren Small-Pennefather, seconded by Councillor Colleen Feeney and resolved:

That the report of the Mayor on the financial position of the Town be posted on the internet website of The Informer and on the Town's own website.

Carried unanimously  
#20220627-004

**c) Regular monthly report**

Mayor Masella said that it was very satisfying to see life starting to return to normal with the kick-off of the swim season, block parties and the summer festivities in the park. There is no better way to jump into the town atmosphere than partaking in the many events happening in the neighborhood. The big party as usual will be on Canada Day in Strathearn Park. Montreal West will commemorate National Indigenous People's Day as well on July 1. The Mayor noted that, unfortunately, he will be away for a family event. So he used this opportunity to wish everyone a great Canada Day, and to invite everyone to enjoy the barbeque, the rides, the music, the dancing, the cake, and the fireworks. Finally, he stressed the importance of continuing to stay safe, vigilant and healthy.

**7. Councillors' Reports**

**a) Seat Number 2**

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

**b) Seat Number 3**

Councillor Colleen Feeney reported on matters pertaining to Finance, Recreation and topics related to the status of Age Friendly Municipality.

**c) Seat Number 4**

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

**d) Seat Number 1**

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

**8. First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:26 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. Philippe Roy**

Asked if the Town could move garbage/recycling bins away from the fence on George Booth Park, as this is not sanitary for the children. Also asked if there could be a way to park on the proper side of the street in front of Little Learners daycare without doing a three point turn.

**2. Eileen O'Reilly**

Wondered why a vibrant town like Montreal West with so many professional residents cannot sustain a pub/bistro. Many locals agree that a pub/terasse with some good, simple food and a pint of beer or glass of wine is sorely missing. Westminster is a ghost town past 9:00 p.m.

**3. Kerry Lanthier**

Asked when will Montreal West be banning oil furnaces, as it would be good to know as soon as possible for those who need to start preparing for this.

**4. Merle Mcphail**

Asked why residents cannot pay taxes on line the same way they pay for recreation activities. Complained that the construction site on Avon often leaves huge mounds of earth open to the elements. This causes fine particulate matter to circulate. Asked that the mounds of earth be cover especially during the weekend and construction holidays.

**5. Susan Superstein**

Asked if there is any chance to patch holes on the sidewalks of Brock and on the overpass, since the resident said she is partially sighted and this is dangerous for her.

**6. Danielle Perron**

Since other municipalities are collecting water samples and analyzing the lead concentration in the water, wondered why this is not done in Montreal West.

**7. Sydney Freeston**

Complained that the Town is not disability friendly. Almost no businesses have ramps. This is an issue not just for the disabled, but for the elderly, the injured, parents with strollers. Montreal West needs to do better.

**8. Asher Waldman**

Since the cost of the new arena was estimated before the pandemic at \$22 million, and knowing that construction and renovation costs have almost doubled in the last two years said that this should cost at least \$35 million. Asked how the Town plans to pay for that.

**9. Vicky Bedard**

Asked if there could be a youth centre in Montreal West, and offered to help as volunteer.

**10. Ruediger Pahl**

Possibly as a result of water breaks in the last few years, or of other hidden defects yet to be discovered, the roadbed along some addresses on Percival is slowly but steadily sinking. Complained that it has been difficult to drive into her driveway. Called Public Works on more than five occasions for installation ramp pavement, to no avail.

**11. Haley Clarke**

Noted that the National Indigenous People's Day was on June 21, and wondered why Montreal West does not do anything to acknowledge this day or the fact that people live on land previously stolen from First Nations. Asked if could be done on Canada Day.

The First Question Period ended at 8:42 p.m.

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

**a) Contract management by-law – annual report**

In accordance with the seventh paragraph of section 573.3.1.2 of the Cities and Towns Act, a report was tabled summing up the main points concerning the application of the Town's contract management by-law in 2021.

**10. Administration and finances**

**a) Approval of disbursements – May 28 to June 23, 2022**

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

That the list of accounts payable from May 28 to June 23, 2022 totaling \$3,955,688.10 be approved and paid as listed.

Carried unanimously  
#20220627-005

**b) Delegation of powers for the month of June 2022**

It was moved by Councillor Elizabeth Ulin, 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 June 2022.

Carried unanimously  
#20220627-006

**c) Loan by notes in the amount of \$1,036,800 (July 4, 2022)**

WHEREAS the Town of Montreal West intends to borrow in the long term a total amount of \$1,036,800, by way of a series of bank notes over a five-year period, instead of issuing bonds, in accordance with By-Laws Nos. 2018-003 and 2021-003;

WHEREAS the Town has called for tenders for the issue of bank notes dated July 4, 2022 via the "Direction du financement à long terme et de la gestion des risques" 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):

<b>Amount (\$)</b>	<b>Interest rate</b>	<b>Year</b>
<b>1 - CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL</b>		
30 600 \$	4.74%	2023
32 000 \$	4.74%	2024
33 700 \$	4.74%	2025
35 500 \$	4.74%	2026
905 000 \$	4.74%	2027
Price : \$100.00		Real cost : 4.74%
<b>2 - BANQUE ROYALE DU CANADA</b>		
30 600 \$	4.80%	2023
32 000 \$	4.80%	2024
33 700 \$	4.80%	2025
35 500 \$	4.80%	2026
905 000 \$	4.80%	2027
Price : \$100.00		Real cost : 4.80%
<b>3 - FINANCIÈRE BANQUE NATIONALE INC.</b>		
30 600 \$	3.85 %	2023
32 000 \$	4.10%	2024
33 700 \$	4.25%	2025
35 500 \$	4.40%	2026
905 000 \$	4.50%	2027
Price : \$98.399		Real cost : 4.86894 %

WHEREAS the offer from CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL has been deemed the most advantageous, taking into account real costs;

THEREFORE:

It was moved by Councillor Colleen Feeney, seconded by Councillor Laura Small-Pennefather, 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 CAISSE DESJARDINS DES VERSANTS DU MONT ROYAL, to borrow an amount of \$1,036,800 in accordance with loan by-laws 2018-003 and 2021-003, by way of serial bank notes within five years, each being dated July 4, 2018, at a price of \$100.00 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  
#20220627-007

**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 \$1,036,800;

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

<b>By-Law No.</b>	<b>Borrowed Amount</b>
2021-003 (TECQ)	\$730,969
2021-003	\$119,445
2018-003	\$186,386

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 Lauren Small-Pennefather, 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 July 4, 2022.
- 3) The bank notes shall be signed by Mr. Beny Masella, Mayor and Ms. Raffaella Di Stasio, Assistant Treasurer.
- 4) The interest on the bank notes shall be payable semi-annually on January 4 and July 4 of each year.
- 5) The capital on these bank notes will be reimbursed as per this schedule:

<b>Year</b>	<b>Amount</b>
2023	\$30,600
2024	\$32,000
2025	\$33,700
2026	\$35,500
2027	\$37,400
2027	\$867,600 (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-Laws Nos. 2018-003 and 2021-003, that is, for a term of five (5) years as of July 4, 2018.

7) Regarding the annual capital amortization for 2028 and the subsequent years, each subsequent loan shall apply to the balance or part of the balance of the loan.

Carried unanimously  
#20220627-008

**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 June 22, 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:

<b>Address</b>	<b>Project</b>
147 Brock S.	Capping of the front stairs and landing;
179 Sheraton	Capping of the front stairs and lading with pavers

39 Brynmor and closing the space below the landing;  
Installation of a garden shed in the back yard;  
112 Strathearn N. Replacement of two doors.

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>
26-28 Westminster N.	Removal of two signs and replacement of the sign above the main entrance;
57 Wolseley N.	Construction of a two-storey extension on the side of the existing house, replacement of cladding material, windows and doors and modification to the front porch;
8 Crestwood	Replacement of a regular door and a window by 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:

<b>Address</b>	<b>Project</b>
23 Banstead	Reconstruction of front stairs and landing and capping them in pavers.

Carried unanimously  
#20220627-009

## 12. **Public Works**

### a) **Residual Materials Management – Action Plan 2022-2026**

WHEREAS the Town Council approved a Residual Materials Management Policy for Montreal West by virtue of Resolution # 20210422-003;

WHEREAS the Town has developed several projects to implement the underlying four guidelines of this policy;

WHEREAS these projects have been classified accordingly and ordered around a schedule ranging between short, medium and long term;

WHEREAS it is deemed appropriate to formalize the summary of these commitments;

WHEREAS an action plan has been drafted to this effect and reviewed by the Council;

THEREFORE:

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

That the 2022-2026 Action Plan in Residual Materials Management be adopted.

Carried unanimously  
#20220627-010

## 13. **Human Resources**

### a) **Director General by interim**

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

That Ms. Valentina Maria Todoran, Treasurer, be appointed Director General by interim for the duration of the maternity leave that will be taken by Me Raffaella Di Stasio, Director General.

Carried unanimously  
#20220627-011

## 14. **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 Maria Torres, Elizabeth Ulin, Colleen Feeney and Dino Mazzone.

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

- 1) That Councillor Lauren Small-Pennefather be appointed Pro-Mayor for the months of August, September, October and November 2022.
- 2) That Councillor Lauren Small-Pennefather 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 August 1, 2022.

Carried unanimously  
#20220627-012

**15. Deposit of Documents**

There was nothing under this item.

**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 8:56 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 8:57 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously  
#20220627-013

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Beny Masella  
Mayor

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Claude Gilbert  
Town Clerk

*The annexes mentioned above are deposited  
in the municipal archives in File Archives-20220627*