

MINUTES
REGULAR COUNCIL MEETING

DECEMBER 19, 2022
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on December 19, 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: Ms. Valentina Maria Todoran, Director General by interim
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.

Six (6) residents and visitors were in attendance.

1. Opening of the Meeting

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

That the Meeting be declared open.

Carried unanimously
#20221219-001 (2)

The Mayor called the Meeting to order at 8:09 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, December 19, 2022 as presented.

Carried unanimously
#20221219-002 (2)

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 November 28, 2022;
- Special Meeting of December 15, 2022.

Carried unanimously
#20221219-003 (2)

5. Correspondence

There was nothing under this item.

6. Report of the Mayor

Mayor Beny Masella noted that the budget for next year that was adopted at the special meeting which took place right before this one has been impacted by factors like the inflation rate, the important value increase of properties on the real estate roll, and the unfair charging of costs by the City of Montreal to the other municipalities in the Agglomeration. It was not the goal of Montreal West to deal with these circumstances, and the Town made every effort to make the exercise the less painful possible. The Mayor wished everyone a happy season's time.

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 Small-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 reported 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 8:30 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. Daniel Boulerice

Said that he supports proposed by-law changes to garbage collection rules. Asked if Council would make rules to compel merchants to compost.

2. Laura Cousineau

Also expressed support for proposed by-law changes to garbage collection rules. She advised Council to better inform people on the actual size of a garbage container of 240l which seems too little for some of the residents.

3. Julian Feldman

Questioned the applicable rules about noise during week-ends, regarding the use of lawn mowers and leaf blowers.

4. Matthew Boyter

Asked if there will ever be a stop light put at Nelson and Westminster. Westminster continues to see motorist speeding and not properly observing the stop signs.

5. Deborah Marcogliese

Wondered if the Town makes any readings of the lead contamination, if these readings are published and if it is continually testing the water.

6. Harold Knowles

Asked if the Town has taken steps to ensure that there will not be a ransomware attack on the municipality. Also asked if it would be possible to have a traffic camera available for internet viewing at the Sherbrooke/Westminster intersection including the rail crossing.

7. Eric Reiter

Asked when the street lights on Fenwick will be replaced, the road work being completed.

8. Anne Roop

Found a tick on her cat a couple. Wondered if this is something people should report to the Town, like if it keeps tabs on ticks or other potentially dangerous insects or vermin.

9. Norbert Bedoucha

Noted that pedestrian crossing Westminster / Sherbrooke is an ongoing danger and impediment to traffic and pedestrians. Proposed to close that crossing and move it to Milner / Westminster. Also proposed that backing out of a driveway/ garage be banned.

10. Mary-Ann Gedeon Catalano

Thanked the Town for providing no junk mail stickers upon request.

11. Tony Ciamberlano

Asked what the Town is doing to prevent a cyberattack similar to what occurred to Westmount.

12. Farah Issa

Asked when the Town will repair the five streetlights which are out on Ronald Drive.

13. James Broden

In light of the seven-year-old Ukrainian refugee who was struck and killed by a motorist, asked what the Town can do to prevent a similar event from happening here. Just to name two problem areas, cars routinely ignore the stop signs along Broughton, and trying to cross Westminster by the train tracks is always a risky venture.

14. Susan Gottman

Asked the Town to do better at cleaning the sidewalks of garbage. Said that there seems to always be trash on the sidewalks from the students at lunch, or around the benches.

15. André Lavoie

Said that many drivers do not follow stop signs at the corner of Westminster and Nelson. Asked for increased police enforcement, or else, to build a curb extension like the one at Westminster and Curzon.

16. Andre Chenier

In regards to the new recreation center, \$2.5 M were budgeted in 2022, plus an additional \$158,000 in December. Asked how much has been spent to date including the fund raiser, and for the holding of a referendum on this project.

17. Gaby Ruedlin

Said that the lights in her neighborhood are very dark. Asked to put brighter lights and more lights up.

18. Andra Syvanen

Noted that the apparently delayed Easton Project has required a number of lane closures on Westminster lately, which has worsened the traffic issues around the Avon / Westminster intersection. If further lane closures are necessary for the project, asked that these be planned outside of rush hours to mitigate dangerous driving.

19. Michael Elie

Said that the sidewalk snow tractor has only been clearing the snow on South side of Ronald this year. On the North side the drive leaves any sections with parked cars uncleared. Asked if the Public Works Department change its method or if it is because of a new plow that does not fit the sidewalk when cars are parked.

20. Julie Waters

Expressed support for the switch to 240l garbage container for individual households in Montreal West. Asked how the old bins will be permitted to be re-used, for example as extra compost bins, or recycling bins, and how long will be the period of grace.

21. David Marshall

Asked why during snow removal the Town does not blow it onto front yards.

22. Raia Enache

Said that access to her house is an issue due to snow removal, given the conflicting schedules of her contractor and of the Town's contractor. At her age, it is a problem.

The First Question Period ended at 9:10 p.m.

9. Contracts and Town Clerk's Office

a) Amendment to By-Law No. 2010-003

WHEREAS By-Law No. 2010-003 was adopted on March 22, 2010 concerning a loan in the amount of \$10,377,820 to finance major infrastructure projects on eleven streets, which is borne by all the rate-payers of Montreal West;

WHEREAS this by-law was approved on May 13, 2010 by the Minister of Municipal Affairs, Regions and Land Occupancy;

WHEREAS the planned works were not undertaken on seven streets in the following years, that is, not in virtue of this by-law for various reasons;

WHEREAS an amount of \$3,183,164 were spent on works decreed in this by-law, including an amount of \$1,137,164 from government subsidies;

WHEREAS only \$2,046,000 were borrowed from a total authorized loan of \$10,377,820;

WHEREAS section 564 of the Cities and Towns Act allows a municipality to amend a loan by-law by way of resolution if it does not change its object and does not increase the burden of rate-payers, provided that a copy of this resolution is forwarded to the Minister of Municipal Affairs and Housing;

WHEREAS reducing the scope of By-Law No. 2010-003 does not change its object which remains to provide for a loan concerning road, aqueduct and sewer work that are taxed on all the rate-payers of the municipality;

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

1) To withdraw Wolseley South, Strathearn, Fenwick, Sheraton, Roxton, Wolseley North and Percival Avenues from the list of streets where Council was authorized to carry out or to have carried out road, aqueduct and sewer work, sidewalk repairs and the replacement of street lamps, valves and hydrants in virtue of By-Law No. 2010-003.

2) To reduce the authorized loan amount in virtue of By-Law No. 2010-003 by \$8,331,820.

Carried unanimously
#20221219-004 (2)

10. Administration and finances

a) Approval of disbursements – November 26 to December 16, 2022

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

That the list of accounts payable from November 26 to December 16, 2022 totaling \$419,857.02 be approved and paid as listed.

Carried unanimously
#20221219-005 (2)

b) Delegation of powers for the month of December 2022

It was moved by Councillor Elizabeth Ulin, 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 December 2022.

Carried unanimously
#20221219-006 (2)

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 December 14, 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
220 Bedbrook	Construction of a new recreation centre building.

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
10 Fairfield	Replacement of five windows, the front door unit (including transom and side lite) as well as the cladding, fascia and soffits.
4) To refuse the following plans, in accordance with the recommendations of the PAC as outlined in the minutes:	

Address	Project
124 Easton	Replacement of windows, front door, garage door, cladding, soffits, fascia and gutters.

Carried unanimously
#20221219-007 (2)

b) Minor exemption request – 220 Bedbrook

NOTE Councillor Maria Torres 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 Lauren Small-Pennefather, seconded by Councillor Maria Torres and resolved:

That the plans and request submitted to the November 23, 2022 meeting of the Planning Advisory Committee be approved, in accordance with By-Laws 2020-002 and G-18-0005, for the following minor exemption from the first paragraph of section 4.4.4 of the Zoning By-Law, regarding the immovable located at 220 Bedbrook in zone PA-7 to:

- Authorize the mechanical equipment to be installed on the roof of the main building without being hidden by a screen with a minimum opacity of 75%, the consequence being to overlook this requirement.

Carried unanimously
#20221219-008 (2)

12. Public Works

a) Awarding of Contracts – trimming and felling of trees

WHEREAS the Town of Montreal West issued a public call for tenders for the purpose of awarding a contract for the trimming and felling of public trees;

WHEREAS one (1) bid was received and evaluated;

THEREFORE:

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

- 1) That a one-year contract for the trimming and felling of public trees be awarded to the lowest conforming bidder, Arbo-Design Inc., for a price of \$69,565.00 (excluding taxes) based on hourly rates and work estimates, plus two yearly renewal options.
- 2) That this expense be charged to budget code 02-750-03-419.
- 3) That the Mayor and the Town Clerk be authorized to sign any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously
#20221219-009 (2)

13. Human Resources

There was nothing under this item.

14. Appointments

a) Pension Plan Committee

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

1) To appoint the following persons as representatives of the employer on the Pension Plan Committee of the Employees' Pension Plan for the Town of Montreal West:

- Councillor Colleen Feeney;
- Ms. Valentina Maria Todoran, Director General by interim;
- Ms. Inna Zabeida, Treasurer by interim;
- Mr. Claude Gilbert, Town Clerk.

2) To repeal the first paragraph of resolution #20171114-015.

Carried unanimously
#20221219-010 (2)

15. Deposit of Documents

a) Statements of pecuniary interests of Council Members

Councillor Elizabeth Ulin filed her statement of pecuniary interests.

b) Register of gifts received by Council Members

An excerpt of the register of gifts, marks of hospitality and benefits received by Council members, in excess of a value of \$200 each, was filed. No such benefits were entered on the register.

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

a) Adoption of By-Law No. 2022-006 – By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2023

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 Maria Torres, seconded by Councillor Colleen Feeney and resolved:

That By-Law No. 2022-006 entitled "By-Law Concerning Taxes of the Town of Montreal West for the Fiscal Year 2023" be adopted.

Carried unanimously
#20221219-011 (2)

17. Second Public Question Period

The Mayor announced the beginning of the Second Public Question Period at 9:20 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 9:21 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
#20221219-012 (2)

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20221219*