

MINUTES
REGULAR COUNCIL MEETING

AUGUST 28, 2023
8:00 p.m.

Minutes of the Regular Meeting of the Council of Montreal West held on August 28, 2023 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, Interim Director General
Me Claude Gilbert, Town Clerk
Ms. Sandra Sciangula, Communications Officer

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

Seventeen (17) 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
#20230828-001

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

2. Acknowledgement of Visitors

Mayor Masella greeted and welcomed Mr. Simon Limoges, Division Manager for Operations and Mr. Stéphane Dion, Division Manager for Interventions, from the Fire Department of Montreal.

3. Adoption of the Agenda

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

To adopt the Agenda of the Regular Meeting of Monday, August 28, 2023 modified as follows:

- by adding item 9 d): **Disposal of used recreation items.**

Carried unanimously
#20230828-002

4. Approval of the Minutes

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

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

- Regular Meeting of June 27, 2023;
- Special Meeting of July 6, 2023;
- Special Meeting of July 27, 2023
- Special Meeting of August 10, 2023.

Carried unanimously

5. **Correspondence**

There was nothing under this item.

6. **Report of the Mayor**

On Thursday, July 13, the whole island of Montreal received a historical amount of rain in an extremely short period of time. As a result, the sewer systems across the island were overwhelmed, including Montreal West, and there were many flooded basements all across town. This also caused many other non-sewer related problems. For example, the staircase between Courtney and Ronald Drive was almost destroyed. In the very early hours of Friday morning, there was a major flood on Brock South between Broughton and Avon. After the Fire Department, the Police Department and the Public Works Department evaluated the speed and extent of the flooding, it was apparent the pipe was not one of the local 4" water mains but rather a City of Montreal 14" main that runs along Broughton. The Town called a contact number and asked that a Montreal plumber be dispatched to close the valves. After its plumber arrived, he refused to touch the valve because he was only authorized to work on pipes 10" or less. Montreal itself is also concerned about dealing this size pipe and as such, has delegated that work to a specialized external firm. The Town sent a full contingent of Public Works employees onsite Friday morning to clear as much of the street damage as possible. Communications at the beginning were resident by resident. On Tuesday, following a group letter received from the residents on Brock South, the Town started communicating in one email to the whole group. That first communication clearly stated that the pipe belonged to Montreal, which was responsible for fixing it. The specialized contractor was onsite Tuesday. It also stated the Town would ensure garbage and recycling continued as normal. Special pick-ups were launched Town-wide to remove large debris. As soon as the street sweeping machine was repaired, it was dispatched to Brock to make several runs until the level of silt on the streets was normalized. There were residents who thought the Town refused to close its pipe, and that this could have been prevented. The reality is that it was not authorized to touch Montreal's network. Shutting off a pipe of that size has repercussions far removed from this Town. The variations in water pressure could have caused multiple breaks elsewhere and could have affected the quality of the water. That is why there are procedures before a pipe like that is shut down. But after a couple of hours waiting for Montreal to send the appropriate people onsite to shut the pipe, considering the amount of water accumulating on that block, the Town took the chance and shut it anyways. Councillors Small-Pennefather and Feeney came on Brock South Tuesday the 18th and helped convey the residents' concerns to the Town's team so as to act more efficiently. Montreal West has since been in contact with the City of Montreal's administrative team and on the political side to ensure that the responses received and interventions that must be undertaken are enacted swiftly and securely to minimize any future problems. In terms of responsibility, residents were advised they had 15 days from the time of the damage to file their claims. As well, Montreal was informed that the Town will do the same. On another topic, the contractor will start work decommissioning the arena in the next few days. The first phases will be to bring their trailers onto Hodgson Field and to start securing the area. The Town will convene a virtual meeting with the residents on Bedbrook and area adjacent to Hodgson Field to bring them up to date with the proposed work schedule.

7. **Councillors' Reports**

a) **Seat Number 3**

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

b) **Seat Number 4**

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

c) **Seat Number 1**

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

d) **Seat Number 2**

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

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. Harold Knowles

Noting that a parking lot is being built for Town workers in the baseball field at the end of Percival, asked if it will be temporary or permanent and for how many cars. Also complained about a sinkhole at the corner of Westminster and Sherbrooke, and other sinkholes. Noted that the infrastructure in that area has not been redone for a long time.

2. Daniele Lemieux

Asked why the Town waited until 6 a.m. on July 14 to shut down the aqueduct valve on Brock South when there was a huge watermain break. Also wanted to know if the Town would meet with residents on Brock South whose houses were flooded.

3. James Mullaly

Wanted to know how long it takes to get a tree removal permit that has been found necessary within the scope of repair works following the water break. Referring to the sinkhole at the corner of Westminster and Sherbrooke as an example, also asked what is needed to warrant rehabilitation work on a given street, when will it be a priority, specifically on Brock South in this case.

4. Valerie Favre

Asked if there will be a meeting with residents on Brock South who suffered damages from the water break. Also asked why the Town has only one plumber when emergencies happen. Wanted to know if the street foundations will need to be repaired after such a flood, and if the Fire Department of Montreal is also responsible for Montreal West, as some of the fire officers seemed to doubt it that night.

5. Daniel Markuze

Referring to the presence of orange cones in the middle of Westminster and Northview, asked when these areas will be repaired. Complained about the cement stairs and access ramp in front of Budning Pharmacy, which caused him to trip over.

6. Pascal Blais

Referring to the flooding of July 13, the resident said that when he bought his house in 2017 on Brock South, he was told the street would be redone. It would make sense, as it is a hundred years old according to his knowledge.

7. Guillaume Chiavassa

Asked when it will be known if Brock South is on the list of priorities for infrastructure rehabilitation. Noting that there is a new sinkhole following the break of the Agglomeration watermain, he wondered if this could be a factor making it more urgent to repair this street, since this shows the foundations are damaged.

8. James Broden

Concerning the interventions of the Town and Montreal after the watermain break of July 14, asked why the plumber waited until 4:30 a.m. before turning off the valve.

9. Julian Mazzone

Congratulated the collaboration of the Town, CP, and EXO for the improvement of the Sherbrooke/Westminster crossing. Also thanked the Town's recreation, pool and camp teams for their work over the decades as the season comes to a final close for the current arena before the construction of a new one. Asked the Town to save the sign that says «Legion Rink» to put in the new facility as a reminder. Also asked if the arena will be open on the last day of the pool, to allow people have a final walk through the facility.

10. Frank Opolko

Asked if the construction of the building on Westminster across from the Town Hall will be finished on time.

11. Donna McLaughlin

Complained that the dog park has fallen in complete disrepair. Wanted to know the reason for such neglect.

12. Ania Barnes

Asked how can one dispose of defective air conditioners and electronics.

13. Suzanne Levitz

Julie Forman

Said that the temporary winter dog park is very much appreciated. If the construction of the new recreation center will make it difficult to have it set up in its usual spot, asked if it would be possible to move it to another location close by.

14. Jamie Coblentz

Asked if the Town could zone parking spaces near the construction site of the arena for residents with parking permits, preferably residents from each block being allocated a zone near their home to ensure adequate spaces are available. Also asked that the trucks serving the site be routed on Bedbrook as well as Nelson.

15. Julie Forman

Eliane Rouben

Noted that, since the traffic lights have stopped working at the corner of Avon and Westminster, the crossing is dangerous for children who are coming back from school using the bus. Several drivers do not respect the right of way for pedestrians. Asked what can be done to ensure pedestrian safety, should the traffic lights not be fixed soon.

16. Valmar Kurol

Noted for the first time this summer that there were several tanker trains crossing Westminster. Wondered if the Town is aware of what they are carrying. Also asked how the special taxes on the new hockey rink will be calculated.

17. Matthew Sherrard

Jennifer Melnick

As the speed bumps on Ballantyne South and Brock South below Avon were removed at the beginning of the summer, asked when they will be replaced. They are important to slow down traffic in this area where there are a lot of young children.

18. Maureen McCormick

Said that it is clear the Town's and Montreal's infrastructure cannot support and handle heavy rain fall that happens over a short time period. Since the new recreation centre project is shortly going forward, there will be a lot of diggers and heavy machinery already in place for an extended period. Asked the Town to evaluate the opportunity this presents to consider a reservoir of some kind under the adjacent field. Also asked what work has been initiated to secure funding for infrastructure improvements.

19. Robert Barnes

Congratulated the Mayor and Town Council who have brought the new Recreation Centre to this important stage. Noted that any demolition of this magnitude will displace rodents which will seek nearby structures to inhabit. Asked for confirmation that extermination is a major feature of the current preparation for demolition.

20. Norbert Bedoucha

Considering that 42% of the voters at the referendum were against the new arena, asked how they can be represented on the Council, since its members are all in favor of that project. Also complained that traffic in the area of Westminster between Curzon to Avon is a disaster. Asked Council to reach out to Notre-Dame-de-Grace, Côte Saint-Luc and Lachine to try to find a solution to those municipalities using Montreal West as a thoroughfare to and from the highways.

21. Lea Anne Hogan

Peter Cooney

Said that police cars drive on Westminster and Avon when responding to calls at significant speeds. Asked if something can be done to have them slow down, especially through the section from Curzon to Avon, and on the corner of Brock and Avon. There are handicapped people as well as blind who cross that intersection. Westminster is a busy pedestrian stretch, with multiple crosswalks, train traffic and many students.

22. Jennifer Melnick

Merle Mcphail

Said that there is an open sewer cover at the corner of Avon and Ballantyne South. After several calls, wanted to know if there is an issue with the sewer, as it has been left open often since last fall.

23. Paul Kenton

Wanted to know the interest rate of the loan for the construction of the new recreation center. Hoped that the Town will be segregating and itemizing all costs for this project. Also asked when will the list of contracts over \$25,000 in 2022 be posted on the Town website.

24. Farah Issa

Asked when the Town will see to clear the bushes overgrowth on Avon road sidewalk south of Westminster in order that pedestrians can walk safely without moving into upcoming traffic. Also noted some fallen traffic signals. The same problem is seen on Ronald Drive sidewalk where overgrown plants hinder pedestrians from walking.

25. Brian Benedetti

Following the flood of July 14 on Brock South due to a broken water main, said that eleven households that experienced extensive flood damage jointly and severally filed claims with the City of Montreal which owns the pipe and the Town of Montreal West on which territory the pipe rests. Asked the Town to take some supportive action on the claim for compensation by its Brock South citizens and establish liability in this case.

26. Stan Carny

Since the new leaf blower by-law is effective November 1, 2023, asked if the prohibition of gas-powered blowers apply only to residents or gardeners/landscapers as well. Also wanted to know if there will be a grace period.

The First Question Period ended at 9:35 p.m.

9. Contracts and Town Clerk's Office

a) Agreement with the Montreal SPCA

WHEREAS the Montreal Society for the Prevention of Cruelty to Animals (SPCA) offers a range of services related to domestic and wild animals that come in support of municipalities' public security mission;

WHEREAS the Montreal SPCA provides such services to many boroughs and municipalities on the Island;

WHEREAS the Montreal SPCA has offered to conclude an agreement with the Town of Montreal West establishing their mutual rights and obligations;

WHEREAS the conditions of this agreement have been reviewed and discussed between both parties;

THEREFORE:

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

- 1) That the proposed agreement with the Montreal SPCA be approved for a term governing the years 2023 and 2024.
- 2) That the price for the services of the SPCA be \$7,392 yearly, subject to adjustment following the Consumer Price Index for Montreal in January 2024.
- 3) That the Interim Director General be authorized to sign this agreement on behalf of the Town.
- 4) That the expenditures related to this agreement be charged to budget code 02-290-00-499.

Carried unanimously
#20230828-004

b) Recognition of Intergenerational Network WIN as resident non-profit organization

WHEREAS the Town is part of a province-wide group of municipalities headed by the Union des Muncipalités du Québec (UMQ) for the purpose of obtaining affordable insurance coverages for non-profit organizations (NPO) that are operating within the territory of these municipalities;

WHEREAS this insurance program is a distinct contract from the Town's own insurance coverages, so that the experience of the participating NPO does not impact on the Town's record and premiums;

WHEREAS the Intergenerational Network WIN (WIN) is a NPO having its seat in Montreal West, and wishes to be enrolled in the UMQ program;

WHEREAS this NPO, which has been operating informally since 2017 and was incorporated in 2023, also services Notre-Dame-de-Grace and adjacent areas;

WHEREAS it seeks to facilitate collaboration and sharing of resources among community partners in order to foster the creation of innovative programs connecting seniors and young people in constructive ways;

THEREFORE:

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

1) That the Town acknowledge WIN as a resident organization in Montreal West for the sole purpose of enabling it to be enrolled in the UMQ insurance program for NPO.

2) That this recognition do not imply any further entitlements for WIN nor any other commitments on the part of the Town, it being understood that the said NPO, in particular, shall assume the payment of insurance premiums and comply with any obligations imposed by the UMQ program.

Carried unanimously
#20230828-005

c) Amendment to Resolution #20230130-004 (Mr. Clifford Jordan)

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

That the operative provision of Resolution #20230130-004 be replaced with the following:

“That the Town of Montreal West agree to contribute an amount of \$2,000 to the GoFundMe page “Medic In Distress! - Helping Clifford Jordan”.”

Carried unanimously
#20230828-006

d) Disposal of used recreation items

WHEREAS the up-coming demolition and the reconstruction project of the recreation center make it necessary to identify what items should be retained for the new center and which shall not;

WHEREAS the Recreation Coordinator has identified a list of used items that are of little value, and has ascertained with the Treasurer that none of them is worth more than \$200;

WHEREAS it is deemed appropriate to proceed without administrative formalities to the disposal, since the costs for selling them would otherwise exceed the proceeds;

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

That the Director General be authorized to organize, publicize, determine the conditions for selling the items mentioned in the preamble of this resolutions, and to decide whether some may be disposed of in case there is practically no interest in purchasing them.

Carried unanimously
#20230828-007

10. Administration and finances

a) Approval of disbursements – June 24 to August 25, 2023

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

That the list of accounts payable from June 24 to August 25, 2023 totaling \$1,491,371.05 be approved and paid as listed.

Carried unanimously
#20230828-008

b) Delegation of powers for the months of July and August 2023

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 months of July and August 2023.

Carried unanimously
#20230828-009

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 August 23, 2023.

2) 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
19 Garden	Replacement of the railing on the front stairs;
78 Percival	Replacement of fascia, gutters, and soffits;
45 Westminster S.	Replacement of proposed metal cladding on the mezzanine for the new construction.

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
45 Ainslie	Replacement of one window by two windows, replacement of a regular door and side lites by a patio door and removal of the canopy above, and installation of a skylight;
45 Westminster S.	Replacement of proposed brick for the new construction.

Carried unanimously
#20230828-010

12. Public Works

There was nothing under this item.

13. Human Resources

a) Appointment of a Foreman

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

That Mr. Christopher Baumel be appointed foreman, with a probation of six months starting September 5, 2023.

Carried unanimously
#20230828-011

14. Appointments

There was nothing under this item.

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 8:50 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 online were also taken.

Brian Benedetti asked for a copy of the Mayor's report given tonight.

18. Termination of the Meeting

At 8:54 p.m., no other questions being asked,

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

That the Meeting be terminated.

Carried unanimously
#20230828-012

Beny Masella
Mayor

Claude Gilbert
Town Clerk

*The annexes mentioned above are deposited
in the municipal archives in File Archives-20230828*