

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

**OCTOBER 30, 2023**  
**8:00 p.m.**

Minutes of the Regular Meeting of the Council of Montreal West held on October 30, 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: Me Raffaele Di Stasio, 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.

Ten (10) residents and visitors were in attendance.

**1. Opening of the Meeting**

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

That the Meeting be declared open.

Carried unanimously  
#20231030-001

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

**2. Acknowledgement of Visitors**

There was nothing under this item.

**3. Adoption of the Agenda**

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

To adopt the Agenda of the Regular Meeting of Monday, October 30, 2023 as presented.

Carried unanimously  
#20231030-002

**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 held in adjournment on October 2, 2023;
- Special Meeting of October 12, 2023.

Carried unanimously  
#20231030-003

**5. Correspondence**

There was nothing under this item.

**6. Report of the Mayor**

Mayor Masella noted that the major demolition work was close to completion on the site of the old arena, pool, and chalet. The contractor is in the process of removing all the metal and concrete that has been demolished. In terms of fundraising, there have been two more major donors. One donation came from the Webster Foundation and amounted to \$100,000. Another donation in the amount of \$150,000 came from a donor that requested anonymity.

**7. Councillors' Reports**

**a) Seat Number 1**

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

**b) Seat Number 2**

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

**c) Seat Number 3**

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

**d) Seat Number 4**

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

**8. First Public Question Period**

The Mayor announced the beginning of the First Public Question Period at 8:27 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**

Hoped Montreal West will not follow the lead of the City of Montreal with a by-law on wood burning stoves and fireplaces.

**2. Daniel Markuze**

Commented the repair done by Public Works Department in places where orange cones have been for a long time. Wondered why Town tax notices are still sent by mail instead of emailed. Suggested that signs be posted in every street to inform on sweeping times and parking restrictions.

**3. Giuseppe Abbatiello**

Wondered what the rules are now for leaf blowers.

**4. Daniel Boulerice**

Opined that Montreal West is the only municipality on the island yet to install a bike path. Other municipalities overcame logistical issues and other problems, but they did what had to be done. Asked if a bike path is a priority for Council.

**5. Michael Smith**

Wondered why the Town passed a by-law requiring a permit for generators. A standby generator requires an electrician, so there is already oversight with building codes. Asked what expertise the Town would add to the installation by requiring a permit.

**6. Anne Taylor**

Wanted to know the status of work in a new park located in the Borough of Sud-Ouest, not in Montreal West. Also asked a question about street parking.

**7. Ian Robinson**

Concerning loans in excess of \$15 million from the Royal Bank of Canada for the new arena project, asked Councillor Feeney what the interest rate is on each loan and the term of this loan.

**8. Michael Elie**

Asked why grass along many of the public sidewalks and some parks is not being cut as often as in the past. Although for environmental reasons it is said that grass should be cut

less often, but along Avon for example (down the hill next to Royal West) it is so long pedestrians come too close to traffic. In the parks, this can be dangerous for the small children playing there, particularly regarding ticks.

**9. Kurt Johnson**

Complained that the Easton project takes too long to be built. Wondered if there is a particular reason for the slow pace of construction, and if one should we be worried about the same contractor's ability to deliver on the new Recreation Centre.

**10. Margaret Maione**

Said that her gardener increased his prices to rake leaves because he must buy new electric blowers to do fall and spring cleaning of her property. Also asked the Town to not allow gas blowers fin November and April-May.

**11. Mark Johnson**

Asked for an update on the status of the Easton project, wondering when the developer expects the construction will be completed.

**12. Andy Malolepszy**

Asked the same question. Also, said that the rail crossing at Westminster is an accident waiting to happen, especially now that the sun will go down sooner.

**13. Robert Barnes**

Noting that the City of Montreal is developing "sponge parks" to reduce flood risks, wondered if the landscape around the new arena could also be designed to absorb large volumes during heavy rainfalls.

**14. Andra Syvanen**

Asked for an update on discussions between Montreal West and the City of Montreal regarding how to address emergencies that cross jurisdictional boundaries, like the July water main break and flood on Brock South. Wondered if a clear action plan or procedure has been established to avoid such disasters in the future.

**15. Valmar Kurol**

Asked if there is a plan to open the Town Hall and administrative office doors to five days a week, from the current three.

**16. Randi Park**

Asked what the plan is for a temporary dog run during the winter as the one near Town Hall is a little far for those living in the Northern end and a little crowded.

**17. Gordon Mitchell**

Asked for a status on the discussions with the City of Montreal about which jurisdiction is going to accept the financial responsibility for the water break of July 14, 2023 on Brock South, and when compensation will be distributed.

**18. Judy Kennedy**

Asked if Montreal West could allow tempos for people of a particular age group as they do in Côte Saint Luc? In fact, Côte Saint Luc has a by-law against tempos however, they do allow people of a certain age to have tempos on their property through a permit.

The First Question Period ended at 9:02 p.m.

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

**a) Regular Council meetings in 2024 – calendar**

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

1) That the regular meetings of Council in 2024 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 January (second to last Monday), April (last Thursday), June (last Tuesday) and December (third Monday), on these dates:

- January 22;
- February 26;
- March 25;
- April 25;
- May 27;
- June 25;
- August 26;
- September 30;
- October 28;

- November 25;
- December 16.

2) That this calendar be posted in The Suburban.

Carried unanimously  
#20231030-004

**b) Inter-municipal agreement concerning a mandate to the Union des municipalités du Québec (UMQ) for the purchase of property and liability insurance and the hiring of a consultant and risk manager**

WHEREAS pursuant to Section 29.9.1 of the Cities and Towns Act (CQLR c. C-19), a municipality may enter into an agreement with Union des municipalités du Québec (UMQ) to award an insurance contract or a contract for the supply of services;

WHEREAS, in 2018, the Town entered into an agreement with other municipalities of the island of Montreal to form a purchasing group of general insurance coverages and to obtain consultant and risk management services, and said agreement expires on December 31, 2023;

WHEREAS it is deemed advisable to enter into a new agreement with the municipalities which are members of this purchasing group for another five (5) year period, from January 1, 2024 until December 31, 2028;

THEREFORE:

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

- 1) That the Town agree to take part in the purchasing group described in the preamble of this resolution and headed by the UMQ.
- 2) That the Mayor and the Town Clerk be authorized to sign on behalf of the Town, the agreement entitled "Entente du regroupement municipalités de l'Île de Montréal relativement à l'achat en commun d'assurances de dommages et de services de consultant et de gestionnaire de risques pour la période 2024-2028".

Carried unanimously  
#20231030-005

**10. Administration and finances**

**a) Approval of disbursements – September 23 to October 27, 2023**

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

That the list of accounts payable from September 23 to October 27, 2023 totaling \$682,767.99 be approved and paid as listed.

Carried unanimously  
#20231030-006

**b) Delegation of powers for the month of October 2023**

It was moved by Councillor Maria Torres, seconded by Councillor Lauren Small-Pennefather 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 2023.

Carried unanimously  
#20231030-007

**c) Application for financial assistance to the Green Municipal Fund of the Federation of Canadian Municipalities (FCM)**

WHEREAS the Town Council has adopted Resolution #20221006-004 on October 6, 2022 declaring its commitment to undertake the construction of a new Sports and Recreation Center that will meet the best practices in terms of energy efficiency;

WHEREAS the Town Council has adopted loan By-Laws Nos. 2023-001 and 2023-003 to finance the construction of this new facility;

THEREFORE:

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

- 1) That the Town of Montreal apply to the Green Municipal Fund of the FCM in order to obtain financial assistance towards the implementation of best practices in terms of energy efficiency.
- 2) That the Town undertake to support its part of the project costs following the conditions of this program, as well as all of the on-going operation costs of this new facility once the construction is completed.
- 3) That the Director General, Me Raffaella Di Stasio, be authorized to submit and sign the application as well as any other documents for the purpose of this resolution.

Carried unanimously  
#20231030-008

**d) Amendment to Resolution #20230130-012 (purchase of a Public Security vehicle)**

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

That Resolution #20230130-012 be amended by providing that the expense shall be charged to the operating budget (code 02-920-20-725) instead of the working fund.

Carried unanimously  
#20231030-009

**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 October 25, 2023.
- 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>
43 Nelson	Replacement of two doors on the rear façade;
7 Wolseley S.	Replacement of two basement windows;
454 Brock N.	Construction of a garden shed in the backyard.

- 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>
452-454 Westminster N.	Replacement of a balcony door and a window.

Carried unanimously  
#20231030-010

**12. Public Works**

**a) Organic waste collection contract – second renewal**

WHEREAS the current contract was awarded to Entreprises Multi PM Inc. by Resolution # 20201130-009 for a period of two years ending December 31, 2022 with two renewal options of one year each;

WHEREAS the tender document provides that the applicable price during the optional year is to be increased from the previous year following the Consumer Price Index (CPI) for Montreal in the preceding twelve months;

WHEREAS the said contract was renewed for 2023 by virtue of Resolution #20221024-012;

THEREFORE:

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

- 1) That the contract for the collection and transportation of organic waste on Tuesdays of Entreprises Multi PM Inc. be extended for another year starting January 1 and ending on December 31, 2024 for a price of \$116,020.76 before taxes, to be indexed following the Montreal CPI since January 1, 2023.
- 2) That this expense be charged to budget code 02-470-00-490.
- 3) That the Mayor and the Town Clerk be authorized to execute any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20231030-011

**b) Garbage collection contract – second renewal**

WHEREAS the current contract was awarded to WM Québec Inc. by Resolution # 20201008-004 for a period of two years ending December 31, 2022 with two renewal options of one year each;

WHEREAS the tender document provides that the applicable price during the optional year is to be increased from the previous year following the Consumer Price Index (CPI) for Montreal in the preceding twelve months;

WHEREAS the said contract was renewed for 2023 by virtue of Resolution #20220920-012;

THEREFORE:

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

- 1) That the contract for the collection and transportation of garbage on Thursdays of WM Québec Inc. be extended for a second year starting January 1 and ending on December 31, 2024 for a price of \$183,111.91 before taxes, to be indexed following the Montreal CPI since January 1, 2023.
- 2) That this expense be charged to budget code 02-420-00-491.
- 3) That the Mayor and the Town Clerk be authorized to execute any contract and other documents required to implement this resolution, as the case may be.

Carried unanimously  
#20231030-012

**c) Awarding of a contract – purchase and installation of a heating boiler and a water heater**

WHEREAS the heating system of the Town Hall is no longer functional;

WHEREAS the Public Works Department assessed that the current equipment cannot be repaired and must urgently be replaced;

WHEREAS the Department proceeded to obtain prices from two contractors;

THEREFORE:

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

- 1) That the awarding to the lowest bidder, Allard & Ricard Inc., of a purchase and installation contract for a Lochinvar heating boiler (KBX-500 of 500 tbtu / hour) and water heater (SIT 80 Stainless) be ratified at a price of \$41,000 plus taxes.
- 2) That the purchase of equipment Filtration Option and Light Monitor, as per the offer of Allard & Ricard Inc., be approved for an extra amount of \$4,500 plus taxes.
- 3) That this expense be charged to budget code 02-920-72-725, taking into account the applicable grants.

Carried unanimously  
#20231030-013

**d) Awarding of a contract – purchase of a dump body/spreader**

This item was postponed.

**13. Human Resources**

There was nothing under this item.

**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, Lauren Small-Pennefather and Colleen Feeney.

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

- 1) That Councillor Colleen Feeney be appointed Pro-Mayor for the months of December 2023, and January, February and March 2024.
- 2) That Councillor Colleen Feeney 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, 2023.

Carried unanimously  
#20231030-014

**15. Deposit of Documents**

**a) Statement of comparative financial results**

A comparative statement of financial results as of September 30, 2023 was tabled with Council.

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

**a) Notice of Motion for a By-Law Modifying By-Law No. 2009-013 concerning the collection and disposal of garbage, green waste and recyclable materials**

Mayor Masella gave notice of motion that it is intended at a subsequent Meeting of Council to submit for adoption a "By-Law Modifying By-Law No. 2009-013 concerning the collection and disposal of garbage, green waste and recyclable materials".

A draft By-Law will be made available to the public at a subsequent Meeting of Council and at least two days before the meeting when it is scheduled to be adopted.

**17. Second Public Question Period**

The Mayor announced the beginning of the Second Public Question Period at 9:15 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.

Daniel Markuze wanted to know if there are concrete results for Montreal West seniors that have come out of the Town's recognized status as a Municipalité amie des aînés.

Catherine Newman complained of a major parking problem for residents on Westminster as winter is coming soon.

**18. Termination of the Meeting**

At 9:25 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 closed.

Carried unanimously  
#20231030-015

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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-20231030*