



**AGENDA
SPECIAL MUNICIPAL COUNCIL MEETING
OF THE CITY OF WESTMOUNT
MONDAY, FEBRUARY 26, 2024**

1. OPENING OF THE MEETING

The Mayor calls the sitting to order.

Unless otherwise indicated in these minutes, the Mayor avails herself of her privilege provided for in section 328 of the *Cities and Towns Act* (CQLR, chapter C-19) by abstaining from voting.

2. ADOPTION OF THE AGENDA

MOVER

Councillor Roux

SECONDER

THAT the agenda of the special Council sitting of February 26, 2024, be adopted.

3. AGREEMENT - AMENDMENT TO EMPHYTEUTIC LEASE - ROYAL MONTREAL REGIMENT (RMR)

WHEREAS the City of Westmount is the owner of an immovable known and designated as lot number 1 582 710 of the cadastre of Quebec, registration division of Montreal (hereinafter, "Immovable");

WHEREAS the Immovable is subject to an emphyteusis established under the terms of an emphyteutic lease between the City and the Westmount Armoury Association (hereinafter, "Association") for a period of 99 years, from April 28, 1925 to April 28, 2024;

WHEREAS the Association transferred to His Majesty the King in right of Canada its emphyteutic rights under the Emphyteutic Lease in 1937;

WHEREAS the term of the emphyteusis was established in accordance with the rules of the *Civil Code of Lower Canada*, which limited the term of emphyteusis to 99 years;

WHEREAS under the *Civil Code of Québec*, the maximum duration of an emphyteusis is now 100 years;

WHEREAS pursuant to Section 6 of the *Act respecting the implementation of the reform of the Civil Code* (RLRQ, c. CCQ-1992), it is possible to extend the term of an emphyteusis created under the *Civil Code of Lower Canada* to a maximum term of 100 years;

WHEREAS the Parties wish to amend the Emphyteutic Lease in order to extend the term of the emphyteusis for an additional year so that the term of the emphyteusis will now be 100 years and will thus end on April 28, 2025.

MOVER
SECONDER

Councillor Shamie

THAT the City of Westmount extend the term of the emphyteutic lease between the City of Westmount and His Majesty the King in right of Canada for an additional year, ending April 28, 2025;

THAT the Mayor and the Director of Legal Services and City Clerk's Office be authorized to sign, for and on behalf of the City of Westmount, the emphyteutic lease amendment, according to the terms and conditions appearing on the lease attached to decision-making file 2024-2185 or any other term or condition deemed to be in the interest of the City of Westmount.

4. CALL FOR PUBLIC TENDERS - PROFESSIONAL SERVICES IN ENGINEERING, MOBILITY, PUBLIC DOMAIN DEVELOPMENT, DESIGN, PREPARATION OF PLANS AND SPECIFICATIONS, AND TECHNICAL ASSISTANCE FOR THE EXECUTION OF WORK ON CLAREMONT AND LORRAINE AVENUES IN THE CITY OF WESTMOUNT (PUB-2023-049)

WHEREAS according to sections 573.1.0.1.1 and 573.1.0.1.2 of the *Cities and Towns Act* (CQLR, c. C-19), where a contract for professional services is to be awarded, the council must use a system of bid weighting and evaluating;

WHEREAS tenders were publicly opened on February 2, 2024, for the professional services in engineering, mobility, public domain development, design, preparation of plans and specifications, and technical assistance for the execution of work on Claremont and Lorraine Avenues in the City of Westmount (Tender No. PUB-2023-049), and minutes prepared by the City Clerk's Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, *Groupe Civitas inc.* is the conforming bidder having obtained the best score as it appears from the report prepared by the Purchasing Division, which is submitted at this meeting.

MOVER
SECONDER

Councillor Gallery

To authorize an expenditure in the amount of \$225,723.12, including tax credits, for the 2024 fiscal year, for the professional services in engineering, mobility, public domain development, design, preparation of plans and specifications, and technical assistance for the execution of work on Claremont and Lorraine Avenues in the City of Westmount (Tender No. PUB-2023-049);

To award to *Groupe Civitas inc.* the contract for this purpose at its bid price, for a maximum amount of \$353,260.69, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2023-049;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2171.

5. CALL FOR PUBLIC TENDERS - REDEVELOPMENT OF THE WESTMOUNT PARK PLAYGROUND (PUB-2023-057)

WHEREAS tenders were publicly opened on February 9, 2024, for the redevelopment of the Westmount Park playground (Tender No. PUB-2023-057), and minutes prepared by the City Clerk's Office are submitted at this meeting;

WHEREAS, following the analysis of the opened tenders, *Paysagiste Promovert inc.* is the lowest conforming bidder as it appears from the report prepared by the Purchasing Division, which is submitted at this meeting.

MOVER
SECONDER

Councillor Gallery

To authorize an expenditure in the amount of \$2,442,097.18, including tax credits, for the redevelopment of the Westmount Park playground (Tender No. PUB-2023-057);

To award to *Paysagiste Promovert inc.* the contract for this purpose at its bid price, for a maximum amount of \$2,674,414.79, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2023-057;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2165.

6. CALL FOR PUBLIC TENDERS - MESS HALL - RENOVATION OF THE HVAC SYSTEMS AND REFURBISHMENT OF THE BUILDING (PUB-2024-005)

WHEREAS tenders were publicly opened on February 16, 2024, for Mess Hall - renovation of the HVAC systems and refurbishment of the building (Tender No. PUB-2024-005), and minutes prepared by the City Clerk's Office are submitted to this meeting;

WHEREAS, following the analysis of the opened tenders, *9367-8522 Québec inc. (Le Groupe Provil)* is the lowest conforming bidder as it appears from the report prepared by the Purchasing Division, which is submitted at this meeting.

MOVER
SECONDER

Councillor Bostock

To authorize an expenditure in the amount of \$2,077,585.94, including tax credits, for the 2024 fiscal year, for Mess Hall - renovation of the HVAC systems and refurbishment of the building (Tender No. PUB-2024-005);

To award to *9367-8522 Québec inc. (Le Groupe Provil)* the contract for this purpose at its bid price, for a maximum amount of \$3,500,349.94, including taxes, the whole in conformity with the contractual documents of the call for tenders PUB-2024-005;

To allocate this expenditure in accordance with the financial information included in the decision-making file No. 2024-2166.

7. MODIFICATION TO A CONTRACT - RENOVATION OF THE BOILER ROOM AT VICTORIA HALL - PHASE 2 (PUB-2022-009)

WHEREAS, on October 19, 2022, Council awarded a contract to *Mécanicaction inc.* for the renovation of the boiler room at Victoria Hall - phase 2, for a maximum amount of \$1,533,750.40, including taxes (Resolution No. 2022-10-262);

WHEREAS the estimated total cost for said contract is \$1,624,501.70, including taxes.

MOVER

Councillor Roux

SECONDER

THAT the contract awarded to *Mécanicaction inc.* for the renovation of the boiler room at Victoria Hall - phase 2 (Resolution No. 2022-10-262) be modified and increased to a maximum amount of \$1,624,501.70, including taxes;

THAT an additional expenditure be authorized in the amount of \$90,751.30, including taxes, for the renovation of the boiler room at Victoria Hall - phase 2 with *Mécanicaction inc.*;

To allocate this expenditure in accordance with the financial information included in the decision-making files Nos. 2022-1706 and 2024-2177.

8. APPOINTMENT - ASSISTANT DIRECTOR - LEGAL SERVICES AND CITY CLERK'S OFFICE

WHEREAS according to Section 71 of the *Cities and Towns Act* (CQLR, c. C-19), the council shall appoint by resolution such officers and employees as it deems necessary for the administration of the city, and shall fix their salaries;

WHEREAS on April 1, 2019, the Municipal Council adopted the *Working Conditions and Remuneration of Management Personnel*;

WHEREAS the position of Assistant Director of the Legal Services and City Clerk's Office is currently vacant;

WHEREAS the Interim Director of Human Resources recommends the appointment of Ms. Paule Geoffroy Béliveau to the position of Assistant Director of the Legal Services and City Clerk's Office.

MOVER

Councillor Shamie

SECONDER

THAT Ms. Paule Geoffroy Béliveau be appointed to the position of Assistant Director of the Legal Services and City Clerk's Office, grade 6, effective March 25, 2024, in accordance with the salary recommendation stipulated in the decision-making file No. 2024-2191 and according to the terms provided for in the *Working Conditions and Remuneration of Management Personnel*;

THAT this appointment be on a permanent basis once Ms. Geoffroy Béliveau has completed a probationary period in accordance with Section 2 of the *Working Conditions and Remuneration of Management Personnel*.

9. QUESTION PERIOD

10. CLOSING OF THE SITTING

The Mayor declares the sitting closed.