

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, DECEMBER 18, 2023 AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 7:00 P.M.**

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PRESENT:

Councillor Lior Azerad  
Councillor Sidney Benizri  
Councillor Mike Cohen, B.A.  
Councillor Steven Erdelyi, B.Sc., B.Ed. presiding  
Councillor Mitch Kujavsky, B. Comm.  
Councillor Oren Sebag, B.Sc. RN MBA  
Councillor Andee Shuster

ALSO PRESENT:

M<sup>e</sup> Jonathan Shecter, City Manager  
M<sup>e</sup> Pascalie Tanguay, Director of Legal Services and City Clerk,  
acted as Secretary of the meeting  
Andry Rafolisny, Director of Finance and City Treasurer

231251

**RESOLUTION FOR PRESIDING (COUNCILLOR STEVEN ERDELYI AS ACTING  
MAYOR )**

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It was

MOVED BY COUNCILLOR OREN SEBAG  
SECONDED BY COUNCILLOR MITCH KUJAVSKY

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approved Councillor Steven Erdelyi as Acting Mayor and presiding the Special Meeting of December 18, 2023, at 7:00 p.m.”

CARRIED UNANIMOUSLY

**QUESTION PERIOD**

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No questions were asked.

231252

**NOTICE OF MOTION – DRAFT BY-LAW 2398-7 AMENDING BY-LAW 2398 TO  
REGULATE PARKING AND PUBLIC SAFETY”**

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Councillor Oren Sebag gave notice of motion that the draft By-Law 2398-7 to be entitled: “By-Law 2398-7 amending by-Law 2398 to regulate parking and public safety” will be presented at a later meeting for adoption.

Councillor Oren Sebag mentioned the object and scope of draft By-Law 2398-7 to be entitled: “By Law 2398-7 amending by-Law 2398 to regulate parking and public safety”.

231253

**TABLING OF DRAFT BY-LAW 2398-7 AMENDING BY-LAW 2398 TO  
REGULATE PARKING AND PUBLIC SAFETY”**

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Councillor Oren Sebag tabled draft By-Law 2398-7 to be entitled: “By Law 2398-7 amending by-Law 2398 to regulate parking and public safety”.

231254

**BY-LAW NO. 2617 TO BE ENTITLED “BY-LAW NO 2617 CONCERNING  
TARIFFS FOR THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL YEAR OF  
2024”**

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It was

MOVED BY COUNCILLOR ANDEE SHUSTER  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts By-Law No. 2617 to be entitled: “By-Law 2617 concerning tariffs for the City of Côte Saint-Luc for the fiscal year of 2024”.”

CARRIED UNANIMOUSLY

231255

**NOTICE OF MOTION – BY-LAW 2620 TO BE ENTITLED: “BY-LAW 2620  
CONCERNING TAXES OF THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL  
YEAR 2024”**

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Councillor Lior Azerad gave notice of motion that By-Law 2620 to be entitled: “By-Law 2620 concerning taxes of the City of Côte Saint-Luc for the fiscal year 2024” will be presented at a later meeting for adoption.

Councillor Lior Azerad mentioned the object and the scope of the By-Law 2620 to be entitled: “By-Law 2620 concerning taxes of the City of Côte Saint-Luc for the fiscal year 2024”.

231256

**TABLING OF DRAFT BY-LAW 2620 ENTITLED: “BY-LAW 2620 CONCERNING  
TAXES OF THE CITY OF CÔTE SAINT-LUC FOR THE FISCAL YEAR 2024”**

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Councillor Lior Azerad tabled draft By-Law 2620 to be entitled: “By-Law 2620 concerning taxes of the City of Côte Saint-Luc for the fiscal year 2024”.

231257

**BY-LAW 2518-2 ENTITLED: “BY-LAW 2518-2 AMENDING BY-LAW 2518 AND  
BY-LAW 2518-1 CONCERNING SETTING THE RATES FOR TRANSFER  
DUTIES APPLICABLE TO TRANSFERS FOR WHICH THE BASIS OF  
IMPOSITION EXCEEDS \$800,000”**

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It was

MOVED BY COUNCILLOR SIDNEY BENIZRI  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT By-Law 2518-2 entitled: “By-Law 2518-2 amending By-Law 2518 and By-Law 2518-1 concerning setting the rates for Transfer Duties applicable to Transfers for which the basis of imposition exceeds \$800,000” be and is hereby adopted.”

CARRIED UNANIMOUSLY

231258

**APPROVAL OF PROJECTS TO BE FINANCED FROM THE WORKING FUND IN 2024**

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WHEREAS Section 569 (2) of the *Cities and Towns Act* (CQLR chapter C-19) allows the Council to borrow from the working fund, pending the collection of revenues, in order to pay various capital expenditures;

It was

MOVED BY COUNCILLOR MIKE COHEN  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT, for the 2024 fiscal year, the Côte Saint-Luc City Council approves the borrowing pursuant to a non-interest-bearing loan from its working fund for the following projects;

- 1) Purchase and installation of an Aquatic and Community Center Indoor Pool Air Exchange - up to a maximum of \$48,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 2) Purchase and installation of Library Retaining Walls and Driveway (City Hall) - up to a maximum of \$30,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 3) Purchase and installation of Recycled plastic benches at the Outdoor Pool - up to a maximum of \$12,500, plus applicable taxes, to be amortized over a period of five (5) years;
- 4) Replacement of the existing electric panel at Public Work’s garage - up to a maximum of \$70,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 5) Purchase and installation of a retaining wall for water retention on the musical ramp at City Hall - up to a maximum of \$23,700, plus applicable taxes, to be amortized over a period of five (5) years;
- 6) Purchase and installation of furniture and equipment for Human Resources and I.T. Staff - up to a maximum of \$15,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 7) Purchase and installation of a Security Cameras System - up to a maximum of \$16,600, plus applicable taxes, to be amortized over a period of five (5) years;
- 8) Purchase and installation of computer peripherals - up to a maximum of \$31,500, plus applicable taxes, to be amortized over a period of five (5) years;
- 9) Modernization of Data Centre (Server room) - up to a maximum of \$160,000, plus applicable taxes, to be amortized over a period of five (5) years;

- 10) Purchase of second session Border Controller (SBC) for Teams Telephony System - up to a maximum of \$10,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 11) Replacement of the Aquatic and Community Center Pool Pump - up to a maximum of \$25,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 12) Replacement of the Aquatic and Community Center winter carpet - up to a maximum of \$22,000, plus applicable taxes, to be amortized over a period of ten (10) years;
- 13) Purchase of Roller Machine at Tennis Court – up to a maximum of \$17,000, plus applicable taxes, to be amortized over a period of five (5) years;
- 14) Purchase of a Triple Bin – Compost Garbage Recycling system – up to a maximum of \$15,000, plus applicable taxes, to be amortized over a period of five (5) years;

THAT the City shall provide every year out of its general fund, a sum sufficient to repay the various loans back into the working fund.”

CARRIED UNANIMOUSLY

231259

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR OREN SEBAG

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby authorizes the Mayor to declare the Meeting adjourned.”

CARRIED UNANIMOUSLY

**AT 7:25 P.M. ACTING MAYOR STEVEN ERDELYI DECLARED THE MEETING  
ADJOURNED.**

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STEVEN ERDELYI  
ACTING MAYOR

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PASCALIE TANGUAY  
CITY CLERK