

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL HELD ON  
MONDAY, DECEMBER 20, 2023 AT 5801 CAVENDISH BOULEVARD,  
CÔTE SAINT-LUC, AT 6:30 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 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 Rafolisy, Director of Finance and City Treasurer

231260

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

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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby approved Councillor Steven Erdelyi as Acting Mayor and presiding the Special Meeting of December 20, 2023, at 6:30 p.m.”

CARRIED UNANIMOUSLY

**QUESTION PERIOD**

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The question period started at 6:37 p.m. and finished at 6:50 p.m. One (1) person asked to speak, and they were heard.

- 1) Mrs. Lavinia Guramulta

The resident inquired about the difference in tax rates between the City and other demerged cities, to which Acting Mayor Erdelyi responded that the City has the third-highest tax rate among demerged cities on the island, attributing it to the provision of extensive services, such as the Library, which sets the City apart from the other demerged cities.

The resident then inquired about the tax rate not being available on the City's website, to which Acting Mayor Erdelyi clarified that the tax rate is indeed published on the City's website.

Finally, the resident sought information about the purpose of the Public Works Department and asked about the salaries of City employees, to which Acting Mayor Erdelyi described the Public Works Department as one of the largest in the City, responsible for various tasks like snow removal, park maintenance, road

upkeep, waste collection, and more. Regarding salaries, he mentioned that the majority of City employees are unionized, receiving a fair wage comparable to other unionized employees across the island of Montreal.

231261

**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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It was

MOVED BY COUNCILLOR LIOR AZERAD  
SECONDED BY COUNCILLOR SIDNEY BENIZRI

AND RESOLVED:

"THAT By-Law 2620 entitled: "By-Law 2620 concerning taxes of the City of Côte Saint-Luc for the fiscal year 2024" be and is hereby adopted."  
CARRIED UNANIMOUSLY

231262

**NOTICE OF MOTION – BY-LAW 2621 TO BE ENTITLED: "BY-LAW AUTHORIZING A LOAN OF \$3,559,000, INCLUDING PROFESSIONAL FEES, FOR THE RESURFACING OF ROADS AND SIDEWALK REPAIRS AT VARIOUS LOCATIONS BELONGING TO THE CITY OF CÔTE SAINT-LUC"**

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Councillor Mitch Kujavsky gave Notice of Motion that By-Law 2621 to be entitled: "By-Law authorizing a loan of \$3,559,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte Saint-Luc" will be presented at a later meeting for adoption.

Councillor Mitch Kujavsky mentioned the object and the scope of the By-Law 2621 to be entitled: "By-Law authorizing a loan of \$3,559,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte Saint-Luc".

231263

**TABLING OF DRAFT BY-LAW 2621 TO BE ENTITLED: "BY-LAW AUTHORIZING A LOAN OF \$3,559,000, INCLUDING PROFESSIONAL FEES, FOR THE RESURFACING OF ROADS AND SIDEWALK REPAIRS RECONSTRUCTION AT VARIOUS LOCATIONS BELONGING TO THE CITY OF CÔTE SAINT-LUC"**

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Councillor Mitch Kujavsky tabled draft By-Law 2621 to be entitled: "By-Law authorizing a loan of \$3,559,000, including professional fees, for the resurfacing of roads and sidewalk repairs at various locations belonging to the City of Côte Saint-Luc".

231264

**NOTICE OF MOTION – BY-LAW 2622 TO BE ENTITLED: "BY-LAW AUTHORIZING A LOAN OF \$114,000 TO PARTIALLY FINANCE THE COST OF PROFESSIONAL FEES, FOR REHABILITATION OF THE UNDERPASS LOCATED ON CÔTE SAINT-LUC ROAD"**

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Councillor Mike Cohen gave Notice of Motion that By-Law 2622 to be entitled: "By-Law authorizing a loan of \$114,000 to partially finance the cost of professional

fees, for the rehabilitation of the underpass located on Côte Saint-Luc Road” will be presented at a later meeting for adoption.

Councillor Mike Cohen mentioned the object and the scope of the By-Law 2622 to be entitled: “By-Law authorizing a loan of \$114,000 to partially finance the cost of professional fees, for the rehabilitation of the underpass located on Côte Saint-Luc Road”.

231265

**TABLING OF DRAFT BY-LAW 2622 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$114,000 TO PARTIALLY FINANCE THE COST OF PROFESSIONAL FEES, FOR THE REHABILITATION OF THE UNDERPASS LOCATED ON CÔTE SAINT-LUC ROAD”**

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Councillor Mike Cohen tabled draft By-Law 2622 to be entitled: “By-Law authorizing a loan of \$114,000 to partially finance the cost of professional fees, for the rehabilitation of the underpass located on Côte Saint-Luc Road”.

231266

**NOTICE OF MOTION – BY-LAW 2623 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$1,187,000, INCLUDING PROFESSIONAL FEES, FOR ROOF RECONSTRUCTION AND BUILDING ENVELOPE RESTORATION AT THE AQUATIC AND COMMUNITY CENTRE BUILDING SITUATED AT 5794 PARKHAVEN”**

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Councillor Andee Shuster gave Notice of Motion that By-Law 2623 to be entitled: “By-Law authorizing a loan of \$1,187,000, including professional fees, for roof reconstruction and building envelope restoration at the Aquatic and Community Centre building situated at 5794 Parkhaven Avenue “will be presented at a later meeting for adoption.

Councillor Andee Shuster mentioned the object and the scope of the By-Law 2623 to be entitled: “By-Law authorizing a loan of \$1,187,000, including professional fees, for roof reconstruction and building envelope restoration at the Aquatic and Community Centre building situated at 5794 Parkhaven Avenue”.

231267

**TABLING OF DRAFT BY-LAW 2623 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$1,187,000, INCLUDING PROFESSIONAL FEES, FOR ROOF RECONSTRUCTION AND BUILDING ENVELOPE RESTORATION AT THE AQUATIC AND COMMUNITY CENTRE BUILDING SITUATED AT 5794 PARKHAVEN AVENUE”**

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Councillor Andee Shuster tabled draft By-Law 2623 to be entitled: “By-Law authorizing a loan of \$1,187,000, including professional fees, for roof reconstruction and building envelope restoration at the Aquatic and Community Centre building situated at 5794 Parkhaven Avenue”.

231268

**NOTICE OF MOTION – BY-LAW 2624 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$117,000, INCLUDING PROFESSIONAL FEES, FOR THE PURCHASE AND REPLACEMENT OF A BACKSTOP AT BASEBALL FIELD T3 (CAGE) AT TRUDEAU PARK SITUATED AT 6975 MACKLE ROAD IN THE CITY OF CÔTE SAINT-LUC”**

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Councillor Andee Shuster gave Notice of Motion that By-Law 2624 to be entitled: “By-Law authorizing a loan of \$117,000, including professional fees, for the purchase and replacement of a backstop at baseball field T3 (cage) at Trudeau Park situated at 6975 Mackle Road in the City of Côte Saint-Luc” will be presented at a later meeting for adoption.

Councillor Andee Shuster mentioned the object and the scope of the By-Law 2624 to be entitled: “By-Law authorizing a loan of \$117,000, including professional fees, for the purchase and replacement of a backstop at baseball field T3 (cage) at Trudeau Park situated at 6975 Mackle Road in the City of Côte Saint-Luc”.

231269

**TABLING OF DRAFT BY-LAW 2624 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$117,000, INCLUDING PROFESSIONAL FEES, FOR THE PURCHASE AND REPLACEMENT OF A BACKSTOP AT BASEBALL FIELD T3 (CAGE) AT TRUDEAU PARK SITUATED AT 6975 MACKLE ROAD IN THE CITY OF CÔTE SAINT-LUC”**

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Councillor Andee Shuster tabled draft By-Law 2624 to be entitled: “By-Law authorizing a loan of \$117,000, including professional fees, for the purchase and replacement of a backstop at baseball field T3 (cage) at Trudeau Park situated at 6975 Mackle Road in the City of Côte Saint-Luc”.

231270

**NOTICE OF MOTION – BY-LAW 2625 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$188,000 FOR THE PURCHASE OF VEHICLES AND EQUIPMENT”**

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Councillor Sidney Benizri gave Notice of Motion that By-Law 2625 to be entitled: “By-Law authorizing a loan of \$188,000 for the purchase of vehicles and equipment” will be presented at a later meeting for adoption.

Councillor Sidney Benizri mentioned the object and the scope of the By-Law 2625 to be entitled: “By-Law authorizing a loan of \$188,000 for the purchase of vehicles and equipment”.

231271

**TABLING OF DRAFT BY-LAW 2625 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$188,000 THE PURCHASE OF VEHICLES AND EQUIPMENT”**

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Councillor Sidney Benizri tabled draft By-Law 2625 to be entitled: “By-Law authorizing a loan of \$188,000 for the purchase of vehicles and equipment”.

231272

**NOTICE OF MOTION – BY-LAW 2626 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$839,000 FOR THE PURCHASE OF HEAVY VEHICLES AND HEAVY VEHICLE EQUIPMENT”**

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Councillor Sidney Benizri gave Notice of Motion that By-Law 2626 to be entitled: “By-Law authorizing a loan of \$839,000 for the purchase of heavy vehicles and heavy vehicle equipment” will be presented at a later meeting for adoption.

Councillor Sidney Benizri mentioned the object and the scope of the By-Law 2626 to be entitled: “By-Law authorizing a loan of \$839,000 for the purchase of heavy vehicles and heavy vehicle equipment”.

231273

**TABLING OF DRAFT BY-LAW 2626 TO BE ENTITLED: “BY-LAW AUTHORIZING A LOAN OF \$839,000 FOR THE PURCHASE OF HEAVY VEHICLES AND HEAVY VEHICLE EQUIPMENT”**

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Councillor Sidney Benizri tabled draft By-Law 2626 to be entitled: “By-Law authorizing a loan of \$839,000 for the purchase of heavy vehicles and heavy vehicle equipment”.

231274

**BY-LAW 2398-7 TO BE ENTITLED: “BY-LAW 2398-7 AMENDING BY-LAW 2398 TO REGULATE PARKING AND PUBLIC SAFETY” – ADOPTION**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR LIOR AZERAD

AND RESOLVED:

“THAT the Côte Saint-Luc City Council hereby adopts By-law 2398-7 to be entitled: “By-law 2398-7 amending by-law 2398 to regulate parking and public safety.”

CARRIED UNANIMOUSLY

231275

**APPROVAL OF THE ADJOURNMENT OF THE MEETING**

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It was

MOVED BY COUNCILLOR MITCH KUJAVSKY  
SECONDED BY COUNCILLOR ANDEE SHUSTER

AND RESOLVED:

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

CARRIED UNANIMOUSLY

**AT 7:03 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