



Regular meeting held on January 12th, 2015

Minutes of the regular meeting of the Town of Hudson Council, held at the Community Centre, on January 12th, 2015.

ARE PRESENT

Ed Prévost	-	Mayor
Robert Spencer	-	Councillor / Electoral District #1
Ron Goldenberg	-	Councillor / Electoral District #2
Barbara Robinson	-	Councillor / Electoral District #4
Deborah Woodhead	-	Councillor / Electoral District #5
Natalie Best	-	Councillor / Electoral District #6

Vincent Maranda, Town Clerk
Ramin Jawanda, Treasurer

ABSENT

Nicole Durand	-	Councillor / Electoral District #3
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1. OPENING AND CONFIRMATION OF QUORUM

Quorum was reached and Mayor Ed Prévost calls the meeting to order at 7:30 p.m.

2. ADOPTION OF AGENDA

No: R3746-2015

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

That the Town of Hudson Council adopt the agenda of the January 12th, 2015, regular Council meeting as submitted.

CARRIED

3. ADOPTION OF MINUTES OF PREVIOUS MEETINGS

No: R3747-2015

CONSIDERING Council has reviewed the minutes of the December 1st, 2014, regular council meeting and of the December 6th, 17th, 2014, January 5th, 2015 special meetings;

**It is proposed by Councillor Robert Spencer
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

TO APPROVE, as submitted, the minutes of the December 1st, 6th, 17th, 2014 and January 5th, 2015 meetings.

CARRIED

4. WORD FROM MAYOR

5. QUESTIONS FROM CITIZENS

5.1. Mr. Peter Batcup – 583 Main

- Concerning the salaries for the month, suggests including budget numbers and last year figures.

5.2. Mr. Bill Driver – 104 Elm

- Comments that the budget mission statement does not include bilingualism. Mayor Ed Prévost states that the Town has a bilingual status that needs to be maintained. This will be reinforced in the strategic plan to be presented.

5.3. Mr. Jean-Pierre Cambron – 168 Fairhaven

- Asks if the change in garbage collection schedule is temporary. Enquires if the



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garbage can be brought somewhere if citizens miss the collection day. Mayor Prévost answers that the new garbage collection schedule is temporary for the next three months only. With regards to the second question the Town is receiving quotes for new special containers that will be much bigger, similar to the recycling bins.

6. **CORRESPONDENCE**

6.1. **Deposit of the list of correspondence for the month of December 2014**

7. **REPORTS FROM COMMITTEES, AD HOC, IF APPLICABLE**

8. **REPORT FROM URBAN PLANNING DEPARTMENT**

8.1. Resolution – proposed modification of Construction By-Law N° 528 – Article 308

No: R3748-2015

WHEREAS a proposed modification of Construction By-law N° 528 – Article 308 has been presented to the Town Planning Advisory Committee for discussion;

WHEREAS the Town Planning Advisory Committee recommends the proposed modifications to Article 308 of Construction By-law N° 528;

**Therefore,
It is moved by Councillor Deborah Woodhead
Seconded by Councillor Natalie Best
And unanimously resolved:**

THAT the Town of Hudson agrees with the recommendation of TPAC.

CARRIED

8.2. **Resolution – 343 Green Lane minor derogation**

No: **R3749-2015**

WHEREAS a minor derogation request was received by Dr. Leif Modeweg-Hansen for the building of a boat house;

WHEREAS the Town Planning Advisory Committee **does not recommend the approval** of the minor derogation for the following reason:

There is no need for a minor derogation since the accessory building can be built elsewhere on the property according to the by-law in force at this time.

**Therefore,
It is moved by Councillor Deborah Woodhead
Seconded by Councillor Natalie Best
And unanimously resolved:**

THAT the Town of Hudson agrees with the recommendation of TPAC with respect to the refusal of the minor derogation request.

CARRIED

8.3. **Resolution – proposed modification of the Zoning By-Law and Planning Program for the Mayfair proposed project in the Hudson Valleys Development**

No: **R3750-2015**

WHEREAS there is a need to modify the Zoning By-Law;

WHEREAS there is a need to modify the Planning Program;

WHEREAS a subdivision amendment is needed;

WHEREAS a Referendum will be needed for the subdivision amendment;



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WHEREAS the Town Planning Advisory Committee **recommends** the proposed modifications and amendments for the proposed Mayfair project in the Hudson Valleys Development;

Therefore,
It is moved by Councillor Deborah Woodhead
Seconded by Councillor Natalie Best
And unanimously resolved:

THAT the Town of Hudson agrees with the recommendation of TPAC with respect to the proposed modification of the Zoning By-Law and Planning Program for the Mayfair project in the Hudson Valleys Development.

CARRIED

9. TREASURY

9.1. **Approval of disbursements, salaries and accounts payable**

No: R3751-2015

CONSIDERING Council has examined the disbursements made and to be made for accounts payables and salaries for December 2014;

Therefore,
It is moved by Councillor Ron Goldenberg
Seconded by Councillor Robert Spencer
And unanimously resolved:

TO APPROVE the following disbursements, salaries and supplier expenses:

i)	Disbursements:	\$ 211,143.11
ii)	Salaries:	\$ 299,657.66
iii)	Accounts Payable:	\$ 202,818.02

The Treasurer certifies that that the municipality disposes of sufficient credits in its general fund to cover these expenses.

CARRIED

9.2. **Adoption of the list of disbursements and pre-authorized expenses for the 2015 financial exercise:**

No: R3752-2015

CONSIDERING THAT Council wishes to establish a list of expenses that may be paid upon reception of an invoice.

For this reason
It is moved by Councillor Robert Spencer
Seconded by Councillor Barbara Robinson
And unanimously resolved:

TO APPROVE the following list of disbursements and incompressible expenses for the 2015 financial exercise:

- a) Public utility service accounts; (electricity, gas, telephone, cable, internet, cellular etc.);
- b) Accounts for the purchase of gas and diesel;
- c) Salaries and remittances of any amounts withheld from salaries in accordance with provincial and federal legislation;
- d) Messenger and postal services expenses;
- e) Registration cost of vehicles;
- f) Travel costs and reimbursement of various expenses that are due to employees and members of Council in accordance with applicable policies with respect to the reimbursement of travel costs;
- g) The payment of taxes collected in the name of the provincial and federal governments;



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- h) Contracts for maintenance and/or services approved in advance by resolution or by-law adopted by Council;
- i) Office equipment leases;
- j) Costs inherent to inter-municipal agreements concluded by regulation or resolution of Council;
- k) The payment of any share of expenses imposed by the MRC on the Municipality;
- l) Training courses provided for in the budget.

CARRIED

10. **MANAGEMENT AND HUMAN RESSOURCES**

11. **PUBLIC WORKS**

12. ENVIRONMENT & HEALTH

13. PARKS & RECREATION

14. CULTURE & TOURISM

15. PUBLIC SECURITY AND FIRE DEPARTMENT

15.1. Resolution – SAAQ preventative maintenance program

No: R3753-2015

**It is moved by Councillor Robert Spencer
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

THAT the Town of Hudson authorize Mr. Adrian Bonnemayers, Captain of the Hudson Fire Department, or in his absence, Mr. Daniel Leblanc, Assistant Chief of the Hudson Fire Department, to sign for and in the name of the Town of Hudson any and all documents concerning the preventative maintenance program required by the "*Société de l'assurance automobile du Québec*".

CARRIED

16. ADMINISTRATIVE POLICIES AND PROCEDURES

16.1. **Resolution – Adoption of reporting policy from the administration of the Town of Hudson to Council**

No: R3754-2015

CONSIDERING information and communication is important/vital between the administration and elected officials;

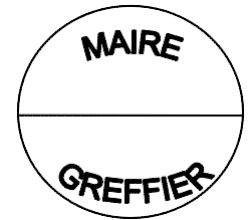
CONSIDERING internal transparency and communication can be improved by adopting a reporting policy;

CONSIDERING a reporting policy will strengthen and add to other previously adopted policies in the interest of better governance;

**It is moved by Councillor Robert Spencer
Seconded by Councillor Deborah Woodhead
And unanimously resolved:**

THAT the mandatory minimum requirements and frequency of written reports to Council be as follows:

- Mayor - monthly: activity report;
- DG - monthly: activity report;
- Greffier - monthly: correspondence and follow up, report on all tenders;
- Finance – Treasurer-monthly: cash disbursements, accounts payable with aging, accounts receivable with aging including property and business taxes, quarterly financial statements, cash and loan position. Annually: cash forecast, capital repayment schedules, comparative taxes to other municipalities, budget,



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- infrastructure plan;
- Auditors – annually: Financial statement and report;
- Public security - monthly: detailed community patrol reports, fire prevention and SQ updates;
- Urban planning - monthly: detailed report, permits and projects, TPAC;
- Public works – monthly: detailed report, projects and infrastructure;
- Sewer and water – monthly: water consumption, quality tests;
- Culture and tourism – monthly: report;
- Parks and Recreation – monthly: report;
- All departments – quarterly: budget update;
- Committees – monthly: minutes following meetings.

CARRIED

16.2. **Resolution – mandatory for financial assistance request from the Federation of Canadian Municipalities (FCM) – Green Municipal Fund**

No: R3755-2015

CONSIDERING the Town of Hudson wishes to mandate the Director General to undertake all steps and sign all documents in relation to obtaining financial assistance from the FCM;

**It is moved by Councillor Robert Spencer
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

THAT the Town of Hudson mandates the Director General to undertake all steps and sign all documents in relation to obtaining financial assistance from the FCM in relation to the following:

- Municipal water supply system – water research;
- Waste material – three-way waste collection (organic materials);
- Road network (revitalization of Town core: streets and lighting, pedestrian system (sidewalks, access ramps, crosswalks) and bicycle network (bicycle path);
- Pine Lake.

CARRIED

16.3. **Resolution – mandatory for financial assistance request from the “Fonds Chantiers Canada-Québec” (FCCQ)**

No: R3756-2015

CONSIDERING the Town of Hudson wishes to mandate the Director General to undertake all steps and sign all documents in relation to obtaining financial assistance from the FCCQ;

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

THAT the Town of Hudson mandates the Director General to undertake all steps and sign all documents in relation to financial assistance requests from the FCCQ in relation to the Municipal water supply system, water research, the road network and Parks and Recreation.

THAT the Town of Hudson commits to paying its share of any admissible continuous exploitation costs of any project.

CARRIED

16.4. **Resolution – mandatory for financial assistance request from the “Ministère des Transports du Québec” (MTQ) – Véloce II**

No: R3757-2015

CONSIDERING the Town of Hudson wishes to mandate the Director General to undertake all steps and sign all documents in relation to obtaining financial assistance



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related to the following:

- Road network (bicycle paths);
- Parks and recreation (trail network);

**It is moved by Councillor Robert Spencer
Seconded by Councillor Ron Goldenberg
And unanimously resolved:**

TO make demands for financial aid to the Ministry of transport under the “*Véloce II*” program for the construction of a network of bicycle paths and the planning, improvement and management of a network of walking trails.

THAT the Town of Hudson mandates the Director General to undertake all steps and sign all documents in relation to financial aid requests from the “*Ministère des Transports du Québec – Véloce II*” program.

CARRIED

16.5. Resolution – mandate for deposit of excise tax program

No: R3758-2015

WHEREAS the Town of Hudson has taken cognizance of the « *Guide relatif aux modalités de versement de la contribution gouvernementale dans le cadre du programme de la taxe sur l'essence et de la contribution du Québec (TECQ) pour les années 2014 à 2018* »;

WHEREAS the Town of Hudson must respect the applicable terms of this guide to receive the governmental contribution that was confirmed to the Town in a letter from the “*Ministre des Affaires municipales et de l'Occupation du territoire*”;

**It is moved by Councillor Ron Goldenberg
Seconded by Councillor Natalie Best
And unanimously resolved:**

THAT that the Town of Hudson is committed to respect the applicable terms of said Guide;

THAT the Town of Hudson is committed to be solely responsible and will not hold Canada and Quebec nor their ministers, senior officials, employees or proxies responsible for any claims, requirements, losses, damages or costs of any kind regarding injury or death of a person, damages to goods or loss of goods attributable to a deliberate or negligent action directly or indirectly linked to investments made with the financial aid received through the TECQ 2014-2018 program;

THAT the Town of Hudson approves the content and authorizes that the work program attached herewith and all other documents required by the Ministry in view of obtaining the governmental contribution for which it has received confirmation in a letter from the “*ministère des Affaires municipales et de l'Occupation du territoire*” be sent to the “*ministère des Affaires municipales et de l'Occupation du territoire*”;

THAT the Town of Hudson is committed to carry out the minimum threshold of municipal infrastructure work set at \$28 per capita per year for a total of \$140 for the 5 year duration of the program;

THAT the Town of Hudson is committed to inform the “*ministère des Affaires municipales et de l'Occupation du territoire*” of any modification to the work program approved by the present resolution.

CARRIED

17. NOTICE OF MOTION

17.1. **Notice of Motion for a modification to By-Law N° 525 concerning the planning program**



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Notice of Motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town council meeting a modification to By-Law N° 525 in order to create a very low density residential area allowing semi-detached residential dwellings therein will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

17.2. **Notice of Motion for a modification to subdivision By-Law N° 526**

Notice of Motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town council meeting a modification to By-Law N° 526 in order to modify and permit a new type of dwelling.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

17.3. **Notice of Motion for a modification to subdivision By-Law N° 527**

Notice of Motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town council meeting a modification to By-Law N° 527 in order to modify the subdivision if smaller lots served by water or sewage services are to be allowed.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

17.4. **Notice of Motion for a modification to Construction By-Law N° 528**

Notice of Motion is hereby given by Councillor Deborah Woodhead that at an upcoming regular Town council meeting a modification to By-Law N° 528. In particular to article 308 concerning water meter requirements, will be presented for adoption.

Councillor Deborah Woodhead also requests that there be a dispensation of the reading of the said by-law.

18. **ADOPTION OF BY-LAWS**

18.1. **Resolution – Demolition By-Law N° 652-2014**

No: R3759-2015

WHEREAS a new Demolition By-Law is necessary since By-Law N° 355 and its amendments are no longer adequate;

WHEREAS Town Council considers that, with this new by-law, there will be a better control over the demolition of buildings;

WHEREAS notice of motion was duly given at the regular Council meeting held on December 1st, 2014;

WHEREAS the requirements of Article 356 of the *Cities and Towns Act* have been met and that Council members declare having read By-Law N° 652-2014 and relinquish its reading;

THEREFORE,

**It is moved by Councillor Deborah Woodhead
Seconded by Councillor Barbara Robinson
And unanimously resolved:**

THAT By-Law N° 652-2014 be and is hereby adopted and decreed.

CARRIED

19. **CARRIED FORWARD BUSINESS**

20. **QUESTIONS FROM CITIZENS**

20.1. **Mr. Bill Driver – 104 Elm**



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- Concerns on giving the DG carte blanche to sign things, should be a counter-signature and on a case by case basis, a Councillor should also sign.
Councillors Ron Goldenberg and Robert Spencer address the issue and answer that the resolution was for the DG to get as many grants as possible for Town. Mayor Ed Prévost will ensure that the DG is accountable to Council and will have a report on all her requests for funding.
- 20.2. **Mr. Peter Batcup – 583 Main**
 - Public Security issues, problems reaching by telephone. Questions on costs of new garbage bins. Question on subdivision by-laws.
Councillor Deborah Woodhead answers by subdivision question and states it is a very small area of 22 homes. Mayor Ed Prévost addresses Public Security issue, there was a problem with the phone numbers, and communications systems will be improved. Concerning cost of new bins, assessment is a two year return on investment.
- 20.3. **Mr. Jean-Pierre Cambron - 168 Fairhaven**
 - Concerning the resolution for density increase and housing, will there be an issue with water wells not meeting capacity, do we have to pay more to help developers make more money, any additional costs to citizens.
Councillor Robert Spencer addresses the issue and ads that 2015 taxes are based on usage.
- 20.4. **Mrs. Eva McCartney – 97 Mulan**
 - Asks for clarification on item 17, modification to By-Law N° 525 concerning the master plan, is this for all of Hudson?
Councillor Robert Spencer and Town Clerk Vincent Maranda reply that these notices of motion are all for the Mayfair development.
- 20.5. **Mr. Marcus Owen – 60 Main**
 - Has concerns about the densification issue, suggests that a description be included on the website agenda. Mentions that the notifications on the agenda are specific to Mayfair.
- 20.6. **Mrs. Janet Ellerbeck – 183 Main**
 - Questions the 15,000 sq. ft. lots, was always told that Hudson allows only 30,000 sq. ft. lots. Can she build semi-detached on 15,000 also?
Mayor Ed Prévost and Councillor Deborah Woodhead both mention that 15,000 sq. ft. lots will be available in Hudson in the future.
- 20.7. **Mr. Steve Farrell – 86 Butternut**
 - Wants clarifications on changes and modifications, supposed to be for the Mayfair Project, seems that documentation is city wide.
Councillor Robert Spencer reiterates that the Notice of Motion is only for the Mayfair Project. Town Clerk Vincent Maranda also mentions that the notices were sent by urban planning for Mayfair but does not exclude other changes for other projects.
- 21. TERMINATION OF MEETING
No: R3760-2015
It is moved by Councillor Ron Goldenberg
Seconded by Councillor Robert Spencer
And unanimously resolved:
THAT this meeting of the Hudson Town Council be adjourned at 8:50 PM.

Ed Prévost
Mayor

Vincent Maranda
Town Clerk