



ORDINARY MEETING of the Council of Brome Village held in person on Monday, June 5, 2023, at 7:00 p.m. at which were present Councillors Pat Panasuk, Lisa Belanger, Larry Royea and Wesley Patch. All members of the said council forming a quorum under the chairmanship of Mayor William Miller in accordance with the provisions of the Municipal Code.

Councillors Christopher Whitehead and Michael Allnutt were absent

The Director General and Clerk-Treasurer Gail Côté was present.

The citizens can attend the meeting and ask questions.

There were 13 people in the audience

AGENDA

1. Adoption of the agenda.
2. Approval and adoption of the minutes of the May 1, 2023 meeting
3. Business arising from the last minutes
- 3.1
4. Municipal and road inspector's report :
 - 4.1 On permits
 - 4.2 On Road Conditions
5. First Question Period
6. Officers' Reports
7. General Administration

Correspondence

- 7.1 An email thanking the volunteers for cleaning the ditches
- 7.2 A request to add three new street lights to the existing poles that line in front of the Fairview
- 7.3 Action Communautaire Lac Brome – Senior Outreach worker
- 7.4 Letter from Brome Public Building
- 7.5 An email thanking the municipality that the speed radar has been installed

Administration

- 7.6 Presentation and filing of the external auditor's report for fiscal year 2022
- 7.7 Re-location of the Cowansville Municipal Court
- 7.8 Renewal – Amendment to the Emergency Services Agreement – Canadian Red Cross – Postponed to July 10th meeting
- 7.9 Awarding of contract – Partial reconstruction of Jackson Road and resurfacing of Patch Road
- 7.10 Notice of motion and presentation of draft by-law 216-23 concerning the demolition of properties
- 7.11 Adoption of draft by-law 216-23 concerning the demolition of properties
- 7.12 Demolition of the residence situated at 322 Stagecoach Road (Lot 4 267 319)
- 7.13 Website
- 7.14 Demolition of stable at 345 Stagecoach Road
8. Financial Administration
 - 8.1 Accounts payable
 - 8.2 Accounts paid
9. Other business:
 - 9.1
10. Second question period
11. Adjournment of the meeting

The meeting was called to order at 7:10 p.m.

1
ADOPTION OF THE AGENDA
Resolution 2023-214

Moved by Larry Royea
Seconded by Lisa Belanger
AND RESOLVED THAT:

The agenda be and is hereby approved.

ADOPTED unanimously

2
APPROVAL AND ADOPTION OF THE MINUTES OF THE MAY 1, 2023 MEETING
Resolution 2023-215

Moved by Lisa Belanger
Seconded by Wesley Patch
AND RESOLVED THAT:

The minutes of the May 1, 2023 meeting be and are hereby approved with the following amendment:

The question was asked at the April meeting (re: point 5) if there will be a public consultation concerning the new Town Hall where everyone can see the plans and express their opinions. The mayor responded by explaining that we are only in the preliminary stages but as things progress, we will keep the public advised.

To clarify this point, the citizens will be advised of the official look of the new building before the final decision.

ADOPTED unanimously

3
BUSINESS ARISING FROM THE LAST MINUTES

3.1 The speed radar has now been installed

4
MUNICIPAL AND ROAD INSPECTOR'S REPORT

4.1 Permits issued

- Seven (7) permits were issued in May 2023 for a total value of \$50 500 and revenues of \$300

4.2 Public works report

- The roads were graded today

5
FIRST QUESTION PERIOD

6
OFFICIERS REPORT

- Brome events committee is planning a picnic on July 15th (July 16th if raining) from 11 a.m. to 4 p.m.

7
GENERAL ADMINISTRATION

CORRESPONDENCE

- 7.1 An email thanking the volunteers for cleaning the ditches
- 7.2 A request to add three new street lights to the existing poles that line in front of the Fairview

The mayor calls for a vote.

Voted in favor: councillors Wesley Patch, Lisa Belanger, Larry Royea

Voted against: councillor Pat Panasuk

In favor: 3 against 1

- 7.3 Action Communautaire Lac Brome – Senior Outreach worker
- 7.4 Letter from Brome Public Building
- 7.5 An email thanking the municipality that the speed radar has been installed

ADMINISTRATION

7.6
PRESENTATION AND FILING OF THE EXTERNAL AUDITOR'S REPORT FOR FISCAL
YEAR 2022
Resolution 2023-216

The Director General and Clerk-Treasurer files the external auditor's report for the fiscal year 2022.

Moved by Lisa Belanger
Seconded by Pat Panasuk
AND RESOLVED

That the financial report for the year ending December 31, 2022 be and is hereby adopted as submitted.

Copies of the financial summary can be made available to the public on demand at the Town Hall.

ADOPTED unanimously

7.7
RE-LOCATION OF THE COWANSVILLE MUNICIPAL COURT
Resolution 2023-217

CONSIDERING resolution number 143-04-2023 adopted by the Municipal Council of the City of Cowansville entitled "Déménagement de la cour municipale commune de Cowansville";

CONSIDERING THAT the preamble to this resolution reads as follows;

Considering the Agreement for the establishment of the common court by extending the jurisdiction of the local municipal court of the City of Cowansville to the territory of each of the municipalities in force since October 21, 1999 and modified on September 3, 2004;

Considering the report of the Conseil de la magistrature du Québec entitled « La Cour municipale un tribunal judiciaire indépendant et impartial » sent to municipalities in the fall of 2022;

Considering that to follow the recommendations of said report, the City of Cowansville has the opportunity to relocate the municipal court to new premises that will provide an independent location for holding court meetings;

Considering that through this move, the City of Cowansville will offer separate premises for the municipal court, which will avoid the need for the court to sit in the municipal council chambers and to give the appearance of impartiality and to create a wall between the municipal administration (City of Cowansville), the municipal court clerk's office, the judge's office and the courtroom;

Considering section 24 of the Act respecting municipal courts (RLRQ. c. C-72.01);

Considering that each of the municipalities party to the Agreement for the establishment of a common court must consent, by resolution to the relocation of the municipal court;

CONSIDERING THAT the Town is part of the establishment of a common court;

CONSIDERING THAT the Cowansville municipal court is currently located in the offices of the Town Hall of Cowansville, located at 220 Place Municipale, Cowansville;

CONSIDERING THAT once relocated, the municipal court offices will be separate and apart from the municipal garage of Cowansville which is currently under construction and which will be located at 301, rue d'Albany (extension of Miner Street) Cowansville, near route 139;

CONSIDERING THAT it is appropriate to consent to the relocation of the Cowansville municipal court;

Moved by Wesley Patch
Seconded by Larry Royea
AND RESOLVED

TO APPROVE the decision of the Ville de Cowansville, as adopted in resolution number 143-04-2023.

TO CONSENT to the relocation of the Cowansville Municipal Court to 301 Albany Street in Cowansville.

ADOPTED unanimously

7.8

RENEWAL – AMENDMENT TO THE EMERGENCY SERVICES AGREEMENT – CANADIAN RED CROSS

Postponed to the July 10th meeting

7.9

AWARDING OF CONTRACT – PARTIAL RECONSTRUCTION OF JACKSON ROAD AND
RESURFACING OF PATCH ROAD
Resolution 2023-218

WHEREAS the Municipality has received four (4) bids in response to the call for public tenders for the Jackson and Patch Road project;

BIDDERS	AMOUNT (taxes included)
Excavation G.A.L. Inc	\$328 900.47
Roger Dion et fils 2006 Inc	\$351 582.05
J. A. Beaudoin Construction Limitée	\$373 273.24
Excavation Désourdy Inc.	\$471 066.95

WHEREAS the bid analysis report, dated May 30, 2023, prepared by FNX Innov;

THEREFORE

Moved by Wesley Patch
Seconded by Larry Royea
AND RESOLVED

- To accept the lowest conforming bid for the partial reconstruction of Jackson Road and resurfacing of Patch Road, being that Excavation G.A.L. Inc in the amount of \$328 900.47 including taxes;
- To finance these expenses, net of rebates, from the municipality's general fund, less any applicable grants, particularly the TECQ program as well as the quarry and sand pit fund;
- To authorize the Director General to sign all documents to this effect for and in the name of the municipality.

ADOPTED unanimously

7.10

NOTICE OF MOTION AND PRESENTATION OF DRAFT BY-LAW 216-23 CONCERNING
THE DEMOLITION OF PROPERTIES

Notice of motion is hereby given by Gail Côté, that at a future meeting Council will present adoption By-law number 216-23 concerning the demolition of properties.

A draft of this by-law is presented at this meeting.

7.11

ADOPTION OF DRAFT BY-LAW 216-23 CONCERNING THE DEMOLITION OF
PROPERTIES
Resolution 2023-219

WHEREAS the enabling power for the adoption of a by-law governing the demolition of immovables is found in sections 148.0.1 to 148.0.26 of the Act respecting land use planning and development (R.L.R.Q., c. a -19.1);

WHEREAS the Act to amend the Cultural Heritage Act and other legislative provisions adopted on March 25, 2021 makes several changes to the municipal sector, particularly with respect to demolition control, the protection of immovable heritage and building maintenance plans;

WHEREAS the objectives of the Cultural Heritage Act are to promote the knowledge, protection, enhancement and transmission of cultural heritage, reflecting the identity of a society, in the public interest and with a view to sustainable development;

WHEREAS the municipal council wishes to regulate the demolition of immovables on the territory of the Village of Brome;

WHEREAS By-law #216-23 respecting the demolition of immovables is intended to ensure the control of the demolition of any immovable concerned by prohibiting demolition, unless the owner has first obtained a certificate of authorization to that effect;

WHEREAS this regulation represents an instrument of choice to ensure the protection of the built heritage and the adequate reuse of the land cleared;

WHEREAS this Regulation does not contain a provision specific to a regulation subject to approval by referendum;

WHEREAS at the regular meeting of June 5, 2023, a notice of motion of By-law #216-23 was duly given and the draft By-law deposited;

THEREFORE

Moved by Wesley Patch

Seconded By Lisa Belanger

AND RESOLVED

TO ADOPT draft by-law 216-23 concerning the demolition of properties.

ADOPTED unanimously

7.12

DEMOLITION OF THE RESIDENCE SITUATED AT 322 STAGECOACH ROAD
(LOT 4 267 319)
Resolution 2023-220

CONSIDERING THAT a request for the demolition of a residence located at 322 chemin Stagecoach (lot 4 267 319) was submitted to the Urban Planning Department;

CONSIDERING THAT this request is subject to Permits and Demolition draft By-law 216-23;

CONSIDERING THAT this request is for the demolition of a residence built before 1940, based on a visual assessment by Mr. Eddy Perez, urban planner and building inspector;

CONSIDERING THAT, in accordance with section 138 of Bill 69 amending the Cultural Heritage Act and other legislative provisions, any local municipality referred to in the first paragraph of section 137 must, at least 90 days before issuing a permit or certificate of authorization for the demolition of a property built before 1940, notify the Minister of Culture and Communications of its intention to do so;

CONSIDERING THAT the work required to bring the residence up to standard is significant;

THEREFORE

Moved by Wesley Patch

Seconded by Lisa Belanger

AND RESOLVED

TO AUTHORIZE the demolition of the residence located at 322 Stagecoach Road on the territory of the Municipality of Brome Village.

ADOPTED unanimously

7.13
WEBSITE
Resolution 2023-221

Multiple requests have been made by the residents, concerning the municipal website. Such requests include, but are not limited to, updates on current municipal events, public notices, and access to the current minutes.

Moved by Lisa Belanger
Seconded by Pat Panasuk
AND RESOLVED

That the municipality will consult with Judith St. Louis on an as-needed basis. The municipality agrees to pay \$50 per hour per said services.

ADOPTED unanimously

7.14
DEMOLITION OF STABLE AT 345 STAGECOACH
Resolution 2023-222

Moved by Lisa Belanger
Seconded by Larry Royea
AND RESOLVED

That a permit be issued to Brome Fair to demolish the stable as it is not structurally sound for it's purpose.

ADOPTED unanimously

8
FINANCIAL ADMINISTRATION

8.1
ACCOUNTS PAYABLE
MAY 2023
Resolution 2023-223

Moved by Wesley Patch
Seconded by Larry Royea
AND RESOLVED THAT:

The payment of accounts payable in the amount of \$41 032.88 be and is hereby approved.

Supplier	Description	Amount
Benoit Jean	General maintenance, cutting brush, speed radar	941.00
CSBVLD	Renewal of membership	100.00
Enviro Connexions	Treatment recycling	673.34
FNX	Rehabilitation project Jackson and Patch Road	6 225.90
Gestim	Municipal inspection from April 23 to May 20	2 263.92
Gestim	Professional services (demolition by-law)	1 034.78
Home Hardware	Bin and extra wheels	163.74
Mégaburo	Meter reading photocopier	193.23
MRC Brome-Missisquoi	Quote part (final installment)	15 649.00
Raymond Chabot	Professional services (recycle report)	994.55
Raymond Chabot	Financial statements as of December 31, 2021	4 903.69
Signal	Speed radar and transport	7 135.74

RIGMRBM	Landfill fees	506.90
Ville de Cowansville	Administrative fees	57.49
Ville de Sutton	Intervention report	189.60
TOTAL		\$41 032.88

8.2
ACCOUNTS PAID
MAY 2023
Resolution 2023-224

Supplier	Description	Amount
BCAS	Rent & cleaning for May	718.59
BCAS	Snow removal of fire hydrant	229.95
CNESST	2022 adjustment	445.80
Côté Gail	Reimbursement of Canada Post bill (stamps)	211.55
Ent Raymond Cherrier	Garbage, recycle, compost collection and transport	4 623.80
Hornig Debbie	Reimbursement of non-resident costs	135.00
Monthly remuneration of elected officials	May remuneration	2 039.61
Monthly remuneration of Director General	May salaries	3 101.72
TOTAL ACCOUNTS PAID		\$11 506.02

Supplier	Description (Direct debit)	Amount
Cogeco	Telephone, fax and internet	207,16
BMO Mastercard	Microsoft monthly subscription & fees	76.21
DFS Insurance	Group insurance	464.66
Hydro Québec	Street lighting	156.19
TOTAL ACCOUNTS PAID		\$904.22

ADOPTED unanimously

9

OTHER BUSINESS

10

SECOND QUESTION PERIOD

- 10.1 Someone asked the question if it is the municipality that decides if a building can be demolished. It was clarified that it is a Quebec government by-law.
- 10.2 The question was asked if the municipality can simply tell the tenants at 322 Stagecoach Road to leave. The mayor responded that there is a procedure that we must follow.
- 10.3 Someone asked if the partial reconstruction on Jackson Road was going to be the complete road including the paved part. It was clarified that the municipality is going to

replace 550 meters of road base, 640 meters of crushed stone and no changes to the paved part.

11

ADJOURNMENT OF THE MEETING
Resolution 2023-225

Moved by Lisa Belanger
Seconded by Larry Royea
AND RESOLVED THAT:

The meeting be adjourned at 8:16 p.m.

William Miller
Mayor

Gail Côté
Director General and Clerk Treasurer