VILLAGE OF BROME
Canada
Province of Quebec

ORDINARY MEETING of the Council of Brome Village held in person on Monday, June 1, 2026, at 7:00 p.m. at which were present Councillors Lisa Belanger, Lynn Patenaude, Larry Royea, Wesley Patch, Christopher Whitehead and Anthony Allen. 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.

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

The citizens can attend the meeting and ask questions.

There were 9 people in the audience.

AGENDA

1. OPENING OF THE MEETING
2. ADOPTION OF THE AGENDA
3. APPROVAL AND ADOPTION OF THE MINUTES
3.1 Approval and adoption of the minutes of the May 4, 2026, ordinary meeting
3.2 Approval and adoption of the minutes of the May 6, 2026, special meeting
4. BUSINESS ARISING FROM THE LAST MINUTES
4.1
5. CORRESPONDENCE
5.1 Thank-you letter from Au Diapason
6. URBANISM
6.1 Municipal inspector's report
6.2 Introduction of standards in the revision of zoning by-laws
6.3 Application for minor derogation DM26-02
7. FIRST QUESTION PERIOD
8. OFFICER'S REPORT
9. GENERAL ADMINISTRATION
9.1 Notice of motion - Wastewater treatment systems with ultraviolet radiation
9.2 Purchase of new laptop
10. FINANCIAL ADMINISTRATION
10.1 Accounts payable
10.2 Accounts paid
11. ROADS
11.1 Road(s) reports
11.2 Awarding of contract for the marking of asphalt roads
11.3 Awarding of contract for ditch cleaning (Mullarkey Road) – Carried forward to a subsequent meeting
12. ENVIRONMENT
12.1 Awarding of contract for the cleaning and pumping of manholes – Carried forward to a subsequent meeting
12.2 Awarding of contract for quality control of soils and materials
12.3 Awarding of contract for bulky waste collection
13. PUBLIC SECURITY
13.1
14. LEISURE AND CULTURE
14.1
15. VARIA
16. SECOND QUESTION PERIOD
17. ADJOURNMENT OF THE MEETING

1
OPENING OF THE MEETING
Resolution 2026-707

The members present at the opening of the meeting formed a quorum; the meeting was called to order by the mayor at 7:02 p.m.

The mayor addresses those present.

2
ADOPTION OF THE AGENDA
Resolution 2026-708

IT IS HEREBY
Moved by Lisa Belanger
Seconded by Anthony Allen
AND UNANIMOUSLY RESOLVED

THAT the agenda be and is hereby approved.

ADOPTED

3
APPROVAL AND ADOPTION OF THE MINUTES

3.1
APPROVAL AND ADOPTION OF THE MINUTES OF THE MAY 4, 2026, ORDINARY MEETING
Resolution 2026-709

IT IS HEREBY
Moved by Lynn Patenaude
Seconded by Christopher Whitehead
AND UNANIMOUSLY RESOLVED

THAT the minutes of the May 4, 2026, ordinary meeting be and are hereby approved.

ADOPTED

3.2
APPROVAL AND ADOPTION OF THE MINUTES OF THE MAY 6, 2026, SPECIAL MEETING
Resolution 2026-710

IT IS HEREBY
Moved by Lynn Patenaude
Seconded by Lisa Belanger
AND UNANIMOUSLY RESOLVED

THAT the minutes of the May 6, 2026, special meeting be approved as amended.

ADOPTED

4
BUSINESS ARISING FROM THE LAST MINUTES

- No business arising from the last minutes.

5
CORRESPONDENCE

5.1

The Municipality received a thank-you message from Au Diapason in recognition of its support and contribution.

Together, they raised over $320,000, far exceeding their goal of $275,000. This year, more than 600 participants of all ages walked and ran together in support of La Maison and the Au Diapason Support Team.

6
URBANISM

6.1
MUNICIPAL INSPECTOR'S REPORT

The municipal inspector submitted his report for the month of May.

Number of permits:	5
Value of work:	1 654 900$
Revenues of:	60$

6.2
INTRODUCTION OF STANDARDS IN THE REVISION OF ZONING BY-LAWS
Resolution 2026-711

CONSIDERING that the Municipality is already in the process of amending its by-laws;

IT IS HEREBY
Moved by Lisa Belanger
Seconded by Wesley Patch
AND UNANIMOUSLY RESOLVED

TO mandate Gestim Inc. to prepare an additional amendment to the zoning by-law concerning the construction and use of containers for agricultural, commercial, and industrial accessory buildings;

TO mandate Gestim Inc. to prepare an additional amendment to the zoning by-law concerning Zones R7 (367 Stagecoach Road) and P1;

TO authorize the Director General and Clerk-Treasurer to give all necessary instructions and sign all documents to this effect.

ADOPTED

6.3
APPLICATION FOR MINOR DEROGATION DM26-02
46 MORIN HILL (LOT 4 267 121)
Resolution 2026-712

NATURE AND EFFECTS
Request for a minor derogation to authorize to build an in-ground swimming pool and a gazebo in the front yard;

CONSIDERING that the distance between the site and the street right-of-way is significant;

CONSIDERING that the location maximizes sunlight exposure;

CONSIDERING that a row of mature trees creates a visual barrier;

IT IS HEREBY
Moved by Lisa Belanger
Seconded by Christopher Whitehead
AND UNANIMOUSLY RESOLVED

To Approve this request for a minor derogation to build an in-ground swimming pool and a gazebo in the front yard of the property located at 46 Morin Hill (Lot 4 267 121).

ADOPTED

7
FIRST QUESTION PERIOD

1. A resident asked about the proposed additional amendment concerning containers.

   The Mayor explained that the municipality has received requests to allow the use of shipping containers in the construction of agricultural, commercial, and/or industrial outbuildings.

   As the municipality is currently in the process of reviewing and updating its by-laws, this is an appropriate time to consider and discuss whether amendments should be made to address the use of containers for these types of structures.

2. A resident commented that council has received several requests for minor derogations to permit swimming pools in the front yard of residential properties.

   Considering these repeated requests, the resident asked whether the municipality would consider reviewing and potentially amending the current by-law provisions governing the location of pools.

   The Mayor responded that the municipality will not be amending the by-law with respect to this matter at this time.

8
OFFICER'S REPORT

- Councillor Lisa Belanger reminded everyone of the BBQ scheduled for June 20th from 11:30 a.m. to 1:30 p.m. at Heritage Park.

- Stagecoach Road will need to be graded soon.

- Council inquired whether the speed radar would still be installed on Jackson Road. The Director General confirmed that the radar will be installed within the next couple of weeks.

- Councillor Anthony Allen completed an inventory of the municipality's road signs. He also recommended installing a "No Parking" sign in the curve on Stagecoach Road. The Director General will look into the situation.

- It was decided that, as the municipality does not currently own a laptop computer, one will be purchased.

- The Mayor and the Director General participated in a Microsoft Teams meeting with the Ministère des Transports du Québec regarding roadwork projects scheduled for this summer. During the meeting, representatives from certain municipalities expressed concerns that some roads posing safety risks to the public were not included on the Ministry's project list.

9
GENERAL ADMINISTRATION

9.1
NOTICE OF MOTION - WASTEWATER TREATMENT SYSTEMS WITH ULTRAVIOLET RADIATION
Resolution 2026-713

Notice of motion and deposit of the project By-law No. 232-26 concerning wastewater treatment systems with ultraviolet radiation;

Councillor Wesley Patch gives notice of motion that at a future meeting of Council, By-law No. 232-26 will be adopted concerning wastewater treatment systems with ultraviolet radiation;

I hereby deposit draft By-law 232-26 concerning wastewater treatment systems with ultraviolet radiation.

9.2
PURCHASE OF NEW LAPTOP
Resolution 2026-714

WHEREAS the Mayor requires a laptop for all MRC meetings;

WHEREAS the municipality does not currently own one;

IT IS HEREBY
Moved by Christopher Whitehead
Seconded by Anthony Allen
AND UNANIMOUSLY RESOLVED

THAT a new laptop will be purchased;

TO finance this expense, net of tax refunds, from the operating budget.

ADOPTED

10
FINANCIAL ADMINISTRATION

10.1
ACCOUNTS PAYABLE
MAY 2026
Resolution 2026-715

IT IS HEREBY
Moved by Anthony Allen
Seconded by Wesley Patch
AND UNANIMOUSLY RESOLVED

THAT the payment of accounts payable in the amount of $76 624.32 be and is hereby approved.

Supplier	Description	Amount
Buropro	Service contract	103.19
DBR	Office 365 license	1 724.59
DBR	Phone support	126.47
DBR	Service contract	19.44
Excavation L G Inc	Grading of roads	413.91
Gestim	Municipal inspection (26/04/26 to 23/05/26)	2 476.57
Paul-Hus Mario	2026 Ethic course	1 140.00
Ministre des Finances	Sûreté du Québec (1/2 installments)	24 227.00
MRC Brome-Missisquoi	2026 Agreement (2/2 installments)	19 620.00
Myrroy	Street and sidewalk sweeping	6 323.63
Soutien SCP	Services rendered	142.28
Ville de Lac Brome	Agreement – First Responders (3/3 payments)	3 837.00
Ville de Lac Brome	Agreement – Fire Department (3/3 payments)	14 621.00
Vincent Hélène	Project manager for new Town Hall	1 849.24
TOTAL		**$76 624.32**

10.2
ACCOUNTS PAID
MAY 2026
Resolution 2026-716

Supplier	Description	Amount
BCAS	Rent, cleaning & snow removal for May	753.09
Ent Raymond Cherrier	Garbage and compost collection and transport	2 864.80
Monthly remuneration of elected officials	May remuneration	2 282.45
Monthly remuneration of Director General	May salary	3 946.75
Vincent Hélène	Project manager for new Town Hall	816.00
TOTAL		**$10 663.09**

Supplier	Description (direct debit)	Amount
Cogeco	Telephone, internet, fax	175.70
DBR	Photocopier leasing	105.15
DFS Insurance	Group insurance	582.35

Hydro Québec	Street lighting	191.73
IT Cloud	Microsoft monthly subscription fees	28.69
TOTAL		**$1 083.62**

TOTAL $88 371.03

ADOPTED

11
ROADS

11.1
ROAD REPORT(S)

- No comments concerning roads.

11.2
AWARDING OF CONTRACT FOR THE MARKING OF ASPHALT ROADS
Resolution 2026-717

WHEREAS the road markings on Stagecoach, Warehill, and Jackson are aging or non-existent;

IT IS HEREBY
Moved by Lynn Patenaude
Seconded by Christopher Whitehead
AND UNANIMOUSLY RESOLVED

TO award the road marking contract to Lignes Maska for an amount of $6 309.60 plus applicable taxes;

TO finance this expense, net of tax refunds, from the operating budget;

TO authorize the Director General and Clerk-Treasurer to give all necessary instructions and sign all documents to this effect.

ADOPTED

12
ENVIRONMENT

12.1
AWARDING OF CONTRACT FOR QUALITY CONTROL OF SOILS AND MATERIALS
Resolution 2026-718

WHEREAS the Municipality is proceeding with the construction of a new Town Hall;

WHEREAS certain regulatory and technical requirements must be met in connection with the construction of a new municipal building;

WHEREAS the Municipality wishes to retain the professional services of Englobe for an amount of $22 419.60 plus applicable taxes. Englobe is a multidisciplinary engineering and environmental services firm specializing in infrastructure development, environmental consulting, materials management, civil engineering, soil testing, contaminated site remediation, and quality control inspections;

IT IS HEREBY
Moved by Anthony Allen
Seconded by Christopher Whitehead
AND UNANIMOUSLY RESOLVED

TO retain the services of Englobe for professional engineering and environmental consulting services related to the construction of the new Town Hall;

TO finance this expense, net of tax rebates, from the operating budget;

TO authorize the Director General and Clerk-Treasurer to give all necessary instructions and sign all documents to this effect.

ADOPTED

12.3
AWARDING OF CONTRACT FOR BULKY WASTE COLLECTION
Resolution 2026-719

IT IS HEREBY
Moved by Lisa Belanger
Seconded by Larry Royea
AND UNANIMOUSLY RESOLVED

TO accept the proposal from Paysagement Précision Lac-Brome Inc. for the collection and transport of bulky waste in the amount of $1 560, plus applicable taxes;

TO set the bulky waste collection date for June 27, 2026;

TO finance this expense, net of tax rebates, from the operating budget;

TO authorize the Director General and Clerk-Treasurer to give all necessary instructions and sign all documents to this effect.

ADOPTED

13
PUBLIC SECURITY

- Nothing to discuss.

14
LEISURE AND CULTURE

- Nothing to discuss.

15
VARIA

- Nothing to discuss.

16
SECOND QUESTION PERIOD

1. A resident commented that because garbage is collected only once per month, his bin is often overflowing. He asked whether garbage collection could be scheduled more frequently.

   The Mayor explained that residents have the option of obtaining an additional bin at no cost; however, collection will remain once per month as per the current schedule.

2. A resident questioned why the municipality is spending money on a new Town Hall given the low attendance at meetings.

   The Mayor responded that 78% of the construction cost for the new Town Hall is being subsidized by the Québec government.

3. A resident raised concerns regarding septic systems. She asked whether each residence is required to have its septic system inspected and, if so, how often. She also inquired whether the municipality maintains a registry of septic system contracts and other related information.

   The Director General responded that she would consult with the municipal inspector and follow up on the matter.

4. A resident asked whether the Municipality had ever considered installing a water distribution network throughout the village.

   The Mayor responded that the cost of such a project would be too high for the residents.

17
ADJOURNMENT OF THE MEETING
Resolution 2026-720

IT IS HEREBY
Moved by Larry Royea
Seconded by Christopher Whitehead
AND UNANIMOUSLY RESOLVED

THAT the meeting be adjourned at 8:14 p.m.

William Miller	Gail Côté
Mayor	Director General and Clerk-Treasurer

"I, William Miller, mayor, certify that the signing of the present minutes is equivalent to the signing by me of all the resolutions contained herein within the meaning of article 142 (2) of the Municipal Code.