



ORDINARY MEETING of the Council of Brome Village held in person on Monday, September 14, 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 5 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 August 3, 2026, ordinary meeting
- 4. BUSINESS ARISING FROM THE LAST MINUTES**
4.1
- 5. CORRESPONDENCE**
5.1
- 6. URBANISM**
6.1 Municipal inspector's report
6.2 Application for minor derogation DM26-03
- 7. FIRST QUESTION PERIOD**
- 8. OFFICER'S REPORT**
- 9. GENERAL ADMINISTRATION**
9.1 Appointment of signatories – Agreement with the Bank of Montreal
9.2 Mandate for the coordination and supervision of septic system installation
9.3 Authorization of the signing of the PRACIM Financial Assistance Agreement
- 10. FINANCIAL ADMINISTRATION**
10.1 Accounts payable
10.2 Accounts paid
- 11. ROADS**
11.1 Road(s) reports
11.2 Awarding of contract for snow removal on municipal roads for the 2026-2027 and 2027-2028 seasons
- 12. ENVIRONMENT**
12.1
- 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 2026-744

The members present at the opening of the meeting formed a quorum; the meeting was called to order by the mayor at 7:03 p.m.

The mayor addresses those present.

2
ADOPTION OF THE AGENDA
Resolution 2026-745

IT IS HEREBY
Moved by Lisa Belanger
Seconded by Lynn Patenaude
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 AUGUST 3, 2026, ORDINARY MEETING
Resolution 2026-746

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

THAT the minutes of the August 3, 2026, ordinary meeting be and are hereby approved.

ADOPTED

4
BUSINESS ARISING FROM THE LAST MINUTES

- No business arising from the last minutes.

5
CORRESPONDENCE

- No correspondence for the month of August.

6
URBANISM

6.1
MUNICIPAL INSPECTOR'S REPORT

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

Number of permits: 3
Value of work: 14 000\$
Revenues of: 60\$

6.2
APPLICATION FOR MINOR DEROGATION DM26-03
16 JACKSON ROAD (LOT 4 267 283)
Resolution 2026-747

NATURE AND EFFECTS

Request for a minor derogation to authorize the enlargement of the existing residence within the front yard;

CONSIDERING that a gallery is not part of the building;

CONSIDERING that the applicant wishes to expand his home onto the existing porch;

CONSIDERING that the land and the building are in an area with an unidentified flood risk;

CONSIDERING that construction in an unidentified flood zone is prohibited because it is considered a high-risk area (0 – 20 years);

CONSIDERING that a minor derogation may not be granted in an area involving safety risks or environmental constraints;

IT IS HEREBY

Moved by Anthony Allen

Seconded by Lisa Belanger

AND UNANIMOUSLY RESOLVED

THAT the minor derogation permitting the enlargement of the existing residence within the front yard on the property located at 16 Jackson Road (Lot 4 267 283) NOT BE APPROVED.

ADOPTED

7
FIRST QUESTION PERIOD

1. A resident asked which article number was referred to in determining the decision concerning the minor derogation.

The mayor said that the Director General will verify the matter with our municipal inspector.

They also asked whether they could be reimbursed for the amount they paid for the minor derogation, since, based on the information provided, it appears that a request for a minor derogation should not have been necessary in the first place.

The mayor said the request will be discussed.

The mayor would also like to emphasize that the municipality must comply with the laws and regulations enforced by the MRC.

8
OFFICER'S REPORT

1. Councillor Larry Royea mentioned that the newly installed portion of the fence at the park looks nice.
2. Councillor Anthony Allen mentioned that he has received comments from residents on Jackson Road, and they feel that the speed radar is helping to reduce speeding somewhat.

3. The mayor attended the monthly meeting at the MRC. Law 86 was added to the agenda as a topic for discussion. This is a matter that the MRC is currently looking into, but it is something that will require the involvement of all MRCs. The mayor will keep residents updated on the latest news.

The MRC also met with Hydro-Québec to receive an update on their plans and the next steps moving forward.

9
GENERAL ADMINISTRATION

9.1
APPOINTMENT OF SIGNATORIES – AGREEMENT WITH THE BANK OF MONTREAL
Resolution 2026-748

WHEREAS the municipality’s Town Hall is currently under construction;

WHEREAS a request has been made to the Bank of Montreal for a temporary loan in the amount of \$1 951 000;

WHEREAS the Bank of Montreal has prepared a letter of agreement setting forth the repayment terms and the applicable interest rate; (1% + the prime rate)

WHEREAS the appointment of authorized signatories to execute the required documentation must be established;

IT IS HEREBY
Moved by Anthony Allen
Seconded by Lynn Patenaude
AND UNANIMOUSLY RESOLVED

THAT Gail Côté (Director General Clerk-Treasurer) and William Miller (Mayor) be authorized to represent the municipality in signing the agreement with the Bank of Montreal.

ADOPTED

9.2
MANDATE FOR THE COORDINATION AND SUPERVISION OF SEPTIC SYSTEM
INSTALLATION
Resolution 2026-749

CONSIDERING the municipality is responsible for fulfilling the requirements associated with Municipal Infrastructure Improvement and Construction Program (PRACIM), a study must be conducted. The main objective of the study is to carry out one (1) coordination visit and two (2) strategic site visits;

WHEREAS this service consists of coordinating and supervising the installation of a septic system at 322 Stagecoach Road. The purpose of this service is to ensure, throughout the installation process, that the septic system complies with the applicable requirements of Provincial Regulation Q-2, r. 22, as well as the Technical Guide on Wastewater Treatment for Isolated Residences issued by the Ministry of the Environment, Climate Change, Wildlife and Parks;

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

TO award the contract to Trait Eau Génie-Conseil for the coordination and supervision of septic system installation for an amount of \$1 900 plus applicable taxes;

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

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

ADOPTED

9.3
AUTHORIZATION TO SIGN THE FINANCIAL ASSISTANCE AGREEMENT UNDER THE MUNICIPAL INFRASTRUCTURE IMPROVEMENT AND CONSTRUCTION PROGRAM (PRACIM) – COMPONENT 1
Resolution 2026-750

WHEREAS the Ministry of Municipal Affairs and Housing has granted the Municipality financial assistance under Component 1 of the Municipal Infrastructure Improvement and Construction Program (PRACIM);

WHEREAS the Ministry has provided the Municipality with a financial assistance agreement setting forth the rights and obligations of the parties regarding the granting of this financial assistance;

WHEREAS the Municipality has reviewed this agreement and wishes to accept the terms set forth therein;

IT IS HEREBY
Moved by Larry Royea
Seconded by Wesley Patch
AND UNANIMOUSLY RESOLVED

THAT the Municipality accept the terms of the financial assistance agreement relating to the project carried out under Component 1 of the Municipal Infrastructure Improvement and Construction Program (PRACIM);

THAT the mayor, and the mayor alone, be authorized to sign, for and on behalf of the Municipality, the financial assistance agreement as well as any document necessary to give full effect to this resolution;

THAT this resolution be forwarded to the Ministry of Municipal Affairs and Housing along with the duly signed agreement.

ADOPTED AT Brome, Quebec, on the 14th day of September 2026.

10
FINANCIAL ADMINISTRATION

10.1
ACCOUNTS PAYABLE
AUGUST 2026
Resolution 2026-751

IT IS HEREBY
Moved by Christopher Whitehead
Seconded by Wesley Patch
AND UNANIMOUSLY RESOLVED

THAT the payment of accounts payable in the amount of \$51 997.50 be and is hereby approved.

Supplier	Description	Amount
Artelia	Engineering services (new Town Hall)	16 715.93
Automne Architectes	Architecture services (new Town Hall)	9 334.54
DBR	Service contract	27.57
Englobe	Services rendered	3 778.59
Gestim	Municipal inspection (19/07/26 to 22/08/26)	3 080.41
Jacer Arboriculture	Tree removal (Jackson Road)	1 607.35
Lignes Maska	Marking of road lines	7 713.21
Paysagement Précision	Services rendered	3 598.72
RIGMRBM	Landfill fees	1 684.29
Trait Eau	Septic system compliance inspection	2 184.53
Vincent Hélène	Project manager (new Town Hall)	2 272.36
TOTAL		\$51 997.50

10.2
ACCOUNTS PAID
AUGUST 2026
Resolution 2026-752

Supplier	Description	Amount
BCAS	Rent, cleaning & snow removal for August	753.09
Ent Raymond Cherrier	Garbage and compost collection and transport	2 864.80
Monthly remuneration of elected officials	August remuneration	2 282.45
Monthly remuneration of Director General	August salary	3 872.52
TOTAL		\$9 772.86

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	198.14
Hydro Québec	Heritage Park electricity	69.28
IT Cloud	Microsoft monthly subscription fees	28.69
TOTAL		\$1 159.31

TOTAL \$62 929.67

ADOPTED

11
ROADS

11.1
ROAD REPORT(S)

1. Councillors Larry Royea and Christopher Whitehead noted that the roads should be graded one final time for the season.

The Director General said that she would contact the contractor.

11.2
AWARDING OF CONTRACT FOR SNOW REMOVAL ON MUNICIPAL ROADS FOR THE
2026-2027 AND 2027-2028 SEASONS
Resolution 2026-753

WHEREAS the current contract for the snow removal on municipal roads expired in the spring of 2026;

IT IS HEREBY
Moved by Wesley Patch
Seconded by Larry Royea
AND UNANIMOUSLY RESOLVED

TO award the contract for the snow removal on municipal roads for the winters 2026-2027 and 2027-2028 to Excavation Dominic Carey Inc. for an amount of \$108 310.50 plus applicable taxes as per the terms of the contract;

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

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

ADOPTED

12
ENVIRONMENT

- Nothing to discuss.

13
PUBLIC SECURITY

- Nothing to discuss.

14
LEISURE AND CULTURE

- Nothing to discuss.

15
VARIA

- Nothing to discuss.

16
SECOND QUESTION PERIOD

1. At the last MRC monthly meeting, some Brome residents were in attendance. At our meeting on Monday night, they thanked the mayor for his input and support regarding Law 86.

2. A resident asked what the other mayors thought about Law 86.

The mayor explained that some mayors were not yet completely aware of the new provincial law, as it does not affect all municipalities.

17
ADJOURNMENT OF THE MEETING
Resolution 2026-754

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

THAT the meeting be adjourned at 7:53 p.m.

William Miller
Mayor

Gail Côté
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.