

**CONSULTATION VERSION
IN CASE OF DISCREPANCY, THE FRENCH VERSION SHALL PREVAIL**

**CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE**

January 19, 2026

Minutes of the special meeting of the Council of the Town of Brome Lake held on Monday, January 19, 2026, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

Present: Councilor Lisa Payne, and Councilors Claude Rajotte, Steven Beerwort, Pierre Laplante, Patrick Ouvrard, and Robert Laflamme.

All forming a quorum under the chairmanship of Mayor Lee Patterson.

Also present: General Manager Gilbert Arel and Town Clerk Owen Falquero.

Thirty people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting – General information

After confirming that a quorum was present, the Mayor declared the meeting open at 7:03 p.m.

Mayor Patterson made a statement prior to the presentation of the Town's budget estimates for the 2026 fiscal year and the three-year capital program for 2026, 2027, and 2028. He read the following text:

Ladies and gentlemen, dear citizens of Brome Lake,

I would first like to thank the municipal administration for its rigorous and sustained work in preparing the 2026 budget. The authority was demanding: to review, prioritize, and sometimes reduce certain projects in order to propose a realistic, coherent budget that is in line with the Town's financial capabilities, while keeping in mind the orientations of the current strategic plan.

You will notice a decrease in the amounts allocated to the PTI, which is a direct result of this desire to focus and prioritize. For 2026, we have chosen to emphasize structural and essential projects, in particular the urban plan and a future vision for the use of land in downtown Brome Lake.

As part of a sound management approach, no new positions will be created in 2026, and expenditures that are directly under our control are being kept below the Consumer Price Index. This responsible approach is intended to ensure financial stability while maintaining high-quality services.

We have to deal with significant increases in costs for the SQ, and we also have additional costs through our share of the Brome-Missisquoi RCM.

The 2026 budget also includes significant investments in information technology. In particular, we will be deploying a new document management platform, which is essential to meeting archival standards, improving document preservation, and facilitating the transmission of information—both internally between municipal departments and externally to citizens.

This represents a concrete step toward a more modern, efficient, and transparent administration.

We will continue to invest in the environment in order to protect our lake and preserve our sensitive natural environments. These investments are essential to ensuring the sustainability of our territory for future generations.

We will also be initiating one of the most significant infrastructure investments in Brome Lake, namely the reconstruction of Fulford Road. This is a project valued at approximately \$8 million, supported by a grant of nearly \$2 million.

This project goes far beyond simply repairing the roadway. Fulford Road will be widened to include an active transportation corridor, creating a safe link between Brome Lake and Bromont for cyclists and walkers, and contributing to better regional mobility and quality of life for our citizens.

In closing, I would like to warmly thank the members of the municipal council for their availability, commitment, and active participation in the development of this first budget of the new council elected last November. This teamwork reflects a shared desire to build the future of Brome Lake with rigor, vision, and responsibility.

2026-01-023

1.2. Agenda amendments / Adoption of the agenda

*It is
Proposed by Robert Laflamme
Seconded by Lisa Payne
And unanimously resolved by vote*

THAT the agenda be adopted as written.

ADOPTED

2026-01-024

2. 2026 BUDGET

Presentation by *Acting* Director General and Treasurer Gilbert Arel on the details of the 2026 budget and a presentation on the details of the three-year capital program for 2026, 2027, and 2028. Mr. Arel also answered questions from citizens during the presentation, which are detailed in item 6. Question period;

WHEREAS the presentation of the Director General ;

WHEREAS the budget of the Town of Brome Lake for the 2026 fiscal year provides for revenues of \$23,269,860, operating expenses of \$20,406,530, capital and interest repayment expenses of \$2,160,050, a transfer to the statement of operations , investment of \$623,700, and other appropriations of \$79,580;

*It is
Proposed by Steven Beerwort
Seconded by Pierre Laplante
And unanimously resolved by vote*

(7 in favor, 0 against)

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Mayor Patterson having exercised his right to vote

THAT the Council adopts the following budget for the 2026 fiscal year:

This by-law is adopted to accept the balanced budget for the year 2026, with revenues and expenditures estimated at \$23,269,860 and detailed as follows:

REVENUES AND EXPENSES

Projected revenues

General property taxes	\$15,835,000
Sector taxes	\$83,670
Water tax (homes)	\$477,100
Water tax (meters)	\$127,900
Sewer tax (houses)	\$821,600
Sewer tax (meters)	\$321,700
Septic tank emptying tax (septic tanks)	\$185,380
Waste disposal tax	\$1,008,830
911 emergency center	\$42,000
Compensation in lieu of taxes	\$45,600
Services rendered (other municipalities)	\$302,400
Other revenues	\$814,040
Licenses and permits	\$78,800
Taxation of duties	\$2,200,000
Conditional transfer	\$925,840
TOTAL	\$23,269,860

Planned expenditures

General administration	\$3,200,670
Public safety	\$4,460,210
Road transportation	\$5,142,180
Environmental health	\$3,118,540
Planning, urban planning, and development	\$1,581,610
Health and well-being	\$243,990
Recreation and culture	\$2,659,330
Debt service	\$2,160,050
Capital expenditures	\$623,700
Working capital	\$151,410
Unappropriated operating surplus	(\$130,000)
Financial reserves and restricted funds	\$58,170
TOTAL	\$23,269,860

THAT the Council request that the clerk publish the explanatory document for the 2026 budget.

ADOPTED

2026-01-025

3. THREE-YEAR CAPITAL PROGRAM

WHEREAS the Director General, Mr. Gilbert Arel, presented the Town's three-year capital program for the years 2026, 2027, and 2028;

WHEREAS The Council has reviewed the Town's capital expenditure program for the years 2026, 2027, and 2028 and finds it satisfactory and consistent with the directions it intends to give;

*It is
Proposed by Patrick Ouvrard
Seconded by Claude Rajotte
And unanimously resolved by vote*

(7 in favor, 0 against)
Mayor Patterson having exercised his right to vote

THAT the Council adopts the Town's three-year capital program providing for expenditures of \$12,119,000 for the year 2026, \$12,710,000 for the year 2027, and \$10,570,000 for the year 2028, detailed as follows:

Investissements prévus	2026 \$(000)	2027 \$(000)	2028 \$(000)
ADMINISTRATION GÉNÉRALE			
Serveurs	90	-	-
SÉCURITÉ PUBLIQUE			
Caserne incendie	260	4 020	7 550
Caserne incendie - Terrain	550	-	-
Appareils respiratoires	315	-	-
Laveur de décontamination pour appareils respiratoires	52	-	-
Remorques de chantier - Aménagement et mobilier	25	-	-
Remplacement Véhicule 3-81	100	-	-
Habits de sauvetage sur glace et de combat incendie	48	-	-
Mise à niveau et instrumentation du Barrage Foster	10	50	500
Equipements divers	-	25	25
TRAVAUX PUBLICS			
Station de lavage pour bateaux (Carke)	20	-	-
Rechargement chemins de gravier	300	300	300
Réfection du chemin Fulford	7 900	-	-
Remplacement de ponceaux	245	200	200
Remplacement flotte de véhicules	435	545	895
Aménagement du garage municipal - Sécurisation	70	-	-
Aménagement du garage municipal - Poste à essence	-	80	-
Resurfaçage	700	700	700
HYGIÈNE DU MILIEU			
Stations de pompage - Gardes-corps permanent	60	-	-
Stations de pompage - Génératrices	80	45	-
Mise à niveau de la station Bailey et du réservoir Spring Hill	90	5 300	-
Conduites d'aqueduc et puits exploratoires	175	175	-
Stations de pompage - Modernisation des équipements	-	200	200

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LOISIRS			
Terrasse Carke - Bassin de rétention	35	-	-
Parc des lions - Terrains de pickleball	96	-	-
Parc des lions - Sentiers, mobiliers, butte	127	-	-
Parc des lions - Petite patinoire	90	-	-
Parc des lions - Patinoire couverte	-	15	-
Parc Prouty (asphalte patinoire + bordure pétanque)	75	-	-
Parc Davis (module de jeu)	35	-	-
Réaménagement de la plage Douglass	36	460	-
Sentiers	100	595	200
TOTAL DU PROGRAMME TRIENNAL D'IMMOBILISATIONS	12 119	12 710	10 570

Financement	2026	2027	2028
	<i>S(000)</i>	<i>S(000)</i>	<i>S(000)</i>
Financement à long terme	4 250	4 865	6 445
Fonds de roulement	940	80	-
Subventions gouvernementales	3 000	5 438	2 150
Réserve financière - eau	175	175	-
Excédent et autres	3 151	1 572	1 450
Affectation des activités de fonctionnement	603	580	525
TOTAL DU FINANCEMENT	12 119	12 710	10 570

THAT Council request that the clerk ensure the publication of the three-year capital program for the years 2026, 2027, and 2028.

ADOPTED

2026-01-026

4. BY-LAW 2026-01 - 2026 PROPERTY TAXES - ADOPTION

WHEREAS at the regular meeting of the Council on January 12, 2026, notice of motion and presentation of By-law 2026-01 (By-law imposing general and special property taxes for the year 2026) were given;

WHEREAS a copy of the said by-law was provided to the members of Council within the time limits required by law and those present hereby declare that they have read it and waive its reading;

WHEREAS the clerk has taken the necessary steps to make copies of the said by-law available for public inspection prior to the commencement of the meeting;

*It is
Proposed by Pierre Laplante
Seconded by Steven Beerwort
And unanimously resolved by vote*

(7 in favor, 0 against)
Mayor Patterson having exercised his right to vote

THAT the Council adopts By-law 2026-01 (By-law imposing general and special property taxes for the year 2026).

ADOPTED

2026-01-027

5. BY-LAW 2026-02 - 2026 TAFIFFS AND SERVICES - ADOPTION

WHEREAS at the regular meeting of the Council on January 12, 2026, notice of motion and presentation of By-law 2026-02 (By-law enacting a tariff for the financing of certain goods and services for the year 2026) were given;

WHEREAS a copy of the said by-law was provided to the members of the Council within the time limits required by law and those present hereby declare that they have read it and waive its reading;

WHEREAS the clerk took the necessary steps to make copies of the said by-law available to the public for consultation before the start of the meeting;

*It is
Proposed by Pierre Laplante
Seconded by Claude Rajotte
And unanimously resolved by vote*

(7 in favor, 0 against)
Mayor Patterson having exercised his right to vote

THAT the Council adopts Bylaw 2026-02 (Bylaw establishing a tariff for the financing of certain goods and services for the year 2026).

ADOPTED

6. QUESTION PERIOD

This question period was recorded live during the council meeting and is available at <https://lacbrome.ca/vie-municipale/seances-du-council/>

ORAL QUESTIONS DURING THE SESSION

The speakers are:

PART 1: Revenue and Expenditure

ALICIA SOUTHALL

(14:08)

1. She asks for clarification on the number of Town employees and how this compares to other municipalities.

(15:48)

2. She asks for clarification regarding the mention of the closure of building permits.

(16:24)

3. She would like more information on the Town's planned uses and objectives for artificial intelligence (AI).

LOUISE POTVIN

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(20:11)

4. She would like clarification on the contract for waste collection.

(21:11)

5. She requested information on the use of artificial intelligence in the development of the urban plan.

PATRICK LEFEBVRE

(22:29)

6. He would like to know the Town's position on the reliability of results obtained using artificial intelligence.

(23:44)

7. He asks what proportion of the costs are beyond the Town's control.

(24:19)

8. He questions the increase in the budget, role, and powers of the MRC.

PATRICE BÉLANGER

(26:19)

9. He asks what the total budget for IT is.

BRENDA STONE

(26:54)

10. She asks how much is budgeted for damage to the lake caused by the Bondville pumping station.

RON GLOWE

(28:45)

11. He wants to know if any money has been budgeted for work on Pointe-Fisher Street.

LARRY INGOLD

(30:51)

12. He asks what non-essential expenses have been eliminated or reduced, particularly those related to consulting firms.

(33:19)

13. He asks how long it takes to prepare the budget and would like the public to be informed in advance of its presentation.

PART 2 — Three-year capital program

LOUISE POTVIN

(52:41)

14. She wants to know if the budget for the work on Fulford Road takes into account the heavy traffic, particularly with regard to the quality and structure of the work.

(55:39)

15. She asks for details on long-term debt and the possibility of obtaining government grants.

PATRICE BÉLANGER

(56:44)

16. He asks what the ratio is between expenditures and the three-year capital program.

PATRICK LEFEBVRE

(58:35)

17. He would like an explanation of the cost increases.

ALAN EASTLEY

(1:00:16)

18. He asks if there is an amount budgeted for the Spring-Hill reservoir.

ALICIA SOUTHALL

(1:01:27)

19. She wants to know the status of the fire station project, particularly with regard to location, expropriations, and available subsidies.

(1:04:50)

20. She asks how much the Town spent last year on consulting services, compared to what is budgeted for this year.

LUCIEN PILOTE

(1:05:35)

21. He asks for details about the wells.

MICHEL LENOBLE

(1:09:43)

22. He would like more information about the depth of the new well on Mill Street and mentions a culvert problem on Papineau Road, where he lives.

ADÈLE HÉBERT

(1:11:42)

23. She asks, in reference to the \$15 million increase in debt, whether the Town is planning for negative scenarios, including a sensitivity analysis.

(1:13:30)

24. She questions the necessity of the planned expenditure for the Jolibourg trail.

PATRICK LEFEBVRE

(1:15:50)

25. He asks why the trail is not financed by a share allocated to the sector concerned.

LOUISE POTVIN

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(1:18:50)

26. She adds to the discussion on the share per sector by mentioning the example of Stone Haven Street.

(1:19:41)

27. She would like more details on the budget items, establishing links with strategic planning.

(1:20:57)

28. She asks how many vacant lots are available for construction in connection with growth.

LARRY INGOLD

(1:22:35)

29. He asks how much is associated with the work in the Eugène sector.

MICHEL LENOBLE

(1:24:02)

30. He proposes reducing the frequency of compost collection and septic tank emptying on Papineau Road in order to reduce costs.

CAROLLE LAVOIE

(1:26:31)

31. She raises an issue related to home composting, which attracts wild animals.

ALICIA SOUTHALL

(1:27:24)

32. She would like more information about the increase in debt and the reasons for it.

RON GLOWE

(1:31:47)

33. He asks what the impact on the overall tax rate would be if the proposed debt were adopted.

RESIDENT OF FULFORD ROAD

(1:35:15)

34. He asks whether the culvert repair work on Fulford Road includes widening the road and when the work will begin.

LARRY INGOLD

(1:36:05)

35. He asks for clarification on the level of debt in relation to interest rates.

BRENDA STONE

(1:38:05)

36. She asks whether any spending restrictions or controls are planned in the budget, such as a hiring freeze.

ALICIA SOUTHALL

(1:39:22)

37. She asks what actions the Town has taken to publicize this meeting.

2026-01-028

7. ADJOURNMENT

It is

Proposed by Lisa Payne

Seconded by Patrick Ouvrard

And unanimously resolved by vote

THAT the meeting be adjourned, as the agenda has been completed.

It is 8:53 p.m.

ADOPTED

Lee Patterson
Mayor

Owen Falquero
Clerk