

**CANADA  
PROVINCE OF QUEBEC  
TOWN OF LAC-BROME**

March 20, 2025

**Minutes of the Special Meeting of the Town of Brome Lake Council held Thursday, March 20, 2025 at 7:15 p.m.** at the Brome Lake Centre, 270 Victoria Street, Brome Lake.

Present: Councillors Shelley Judge, Pierre Laplante, Lee Patterson and Patrick Ouvrard.

All forming a quorum under the chairmanship of Mayor Richard Burcombe.

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

Absent: Lucy Gagnon and Louise Morin

10 people attend the session.

**1. OPENING**

**1.1. Opening of the meeting - General information**

On establishing quorum, the mayor declares the meeting open at 7:15pm.

2025-03-069

**1.2. Amendments to the agenda / Adoption of the agenda**

*It is*

*Suggested by Patrick Ouvrard*

*Seconded by Shelley Judge*

*And unanimously resolved by voice vote*

THAT the agenda be adopted as written, with the addition of the following item:

- 5. Effects of proposed Canadian counter-tariffs on Canadian industries

*ADOPTED*

2025-03-070

**2. AWARDING OF CONTRACT - VLB2025-01 - PROFESSIONAL ARCHITECTURAL SERVICES - FIRE STATION AND EMERGENCY MEASURES CENTER**

WHEREAS the call for tenders VLB2025-01 - Architectural professional services - Fire station and Emergency Measures Centre;

WHEREAS seven (7) bids were received and five (5) bids qualified under this call for tenders, for which the final score and ranking were established by a selection committee appointed for this purpose according to a weighted evaluation:

<b>Bidders</b>	<b>Final score</b>	<b>Rank</b>
Favreau Blais associés architectes	6.20	1
CCM2 - ADSP architects in consortium	4.45	2
Groupe Marchand architecture & design	4.25	3
Groupe Leclerc architecture et design inc.	3.66	4
J. Dagenais architecte et associés inc.	3.38	5

WHEREAS the highest compliant bid was submitted by Favreau Blais associés et architectes in the amount of **\$195,457.50\$** , taxes included;

*It is  
Suggested by Pierre Laplante  
Seconded by Lee Patterson  
And unanimously resolved by voice vote*

THAT the Council award contract VLB2025-01 to Favreau Blais associés et architectes - Services professionnels en architecture - Caserne d'incendie et Centre des mesures d'urgence and authorize the expenditure of **\$195,457.50**, taxes included.

*ADOPTED*

2025-03-071

**3. AWARDING OF CONTRACT - VLB2025-02 - PROFESSIONAL ENGINEERING SERVICES - FIRE STATION AND EMERGENCY MEASURES CENTER**

WHEREAS call for tenders VLB2025-02 - Professional engineering services - Fire station and emergency measures center;

WHEREAS Eleven (11) bids were received and six (6) bids qualified under this call for tenders, the final score and ranking of which were established by a selection committee appointed for this purpose on the basis of a weighted evaluation:

<b>Bidders</b>	<b>Final score</b>	<b>Rank</b>
Gémel inc.	4.75	1
Artelia Canada inc.	3.87	2
Côté Jean et Associés inc	3.80	3
Les Services EXP inc.	3.69	4
GBI Experts-Conseils inc.	2.74	5

Bouthillette Parizeau inc (BPA)	2.47	6
------------------------------------	------	---

WHEREAS the highest compliant bid was submitted by Gémel inc. in the amount of **\$253,887.80**, taxes included;

*It is  
Suggested by Patrick Ouvrard  
Seconded by Pierre Laplante  
And unanimously resolved by voice vote*

THAT the Council award contract VLB2025-02 - Professional engineering services - Fire station and emergency measures center to Gémel inc. and authorize the expenditure of **\$253,887.80**, taxes included.

*ADOPTED*

**2025-03-072**

**4. TECQ PROGRAM 2019-2024**

WHEREAS the Town of Brome Lake has taken cognizance of the Guide relative to the terms and conditions for the payment of the government contribution under the Gas Tax and Quebec Contribution Program (TECQ) for the years 2019 to 2024;

WHEREAS the Town of Brome Lake must comply with the terms and conditions of this guide that apply to it in order to receive the government contribution confirmed in a letter from the Minister of Municipal Affairs and Housing;

*It is  
Suggested by Shelley Judge  
Seconded by Lee Patterson  
And unanimously resolved by voice vote*

THAT the Town agrees to comply with the terms and conditions of the guide that apply to it;

THAT the Town agrees to be solely responsible for and to hold harmless the Government of Canada and the Government of Quebec as well as their ministers, senior officials, employees and agents from and against any and all claims, demands, losses, damages and costs of any kind based on injury to or death of any person, damage to or loss of property attributable to any deliberate or negligent act arising directly or indirectly from investments made using financial assistance obtained under the TECQ 2019-2024 program;

THAT the Town approve the content and authorize the sending to the Ministère des Affaires municipales et de l'Habitation of the attached program of work no. 3 and all other documents required by the Ministère in order to receive the government contribution confirmed to it in a letter from the Minister of Municipal Affairs and Housing;

THAT the Town hereby certifies that the attached program of work no. 3 contains the true costs incurred;

THAT the Town undertakes to meet the minimum capital expenditure threshold imposed on it over the five years of the program;

THAT the Town undertake to inform the Ministère des Affaires municipales et de l'Habitation of any changes made to the program of work approved by this resolution.

*ADOPTED*

2025-03-073

**5. EFFECTS OF PROPOSED CANADIAN COUNTER-TARIFFS ON CANADIAN INDUSTRIES**

WHEREAS the tariffs imposed by the U.S. government on certain Canadian products;

WHEREAS the counter-tariffs proposed by the Canadian government;

WHEREAS the municipal council is very sensitive to the possible consequences of these uncertain economic times for all businesses on its territory;

WHEREAS although in solidarity with the Canadian government, certain products on the Canadian list could have significant consequences for the forestry sector and the Canadian economy;

WHEREAS Scierie West Brome, which has been firmly established in Brome Lake for over 50 years, buys nearly 95% of its inputs in the northern United States;

WHEREAS products bearing codes 4401 and 4403 are affected by these input purchases;

*It is  
Suggested by Lee Patterson  
Seconded by Patrick Ouvrard  
And unanimously resolved by voice vote*

THAT the Town Council of Brome Lake request that the government authorities concerned remove from the list of products affected by the second wave of Canadian counter-tariffs on products bearing the following codes: 4401 and 4403

THAT the Town Council of Brome Lake request the Town Clerk to forward this resolution to the following persons:

- François-Philippe Champagne, Minister of Finance
- Pascale St-Onge, Minister of Canadian Heritage, Member of Parliament for Brome-Missisquoi;
- Éric Girard, Minister of Finance, Government of Quebec;

Consultation version

In case of discrepancy, the French version shall prevail

- Christopher Skeete, Minister for the Economy, Government of Quebec;
- Jean-François Samray, CEO, Québec Forest Industry Council (QFIC)
- Sylvain Labbé, CEO, QWeb
- Isabelle Charest, MNA for Brome-Missisquoi

*ADOPTED*

## **6. QUESTION PERIOD**

A live audio recording of this question period is available at <https://lacbrome.ca/vie-municipale/seances-du-conseil/>.

### **ORAL QUESTIONS DURING THE SESSION**

**The speakers are:**

**THOMAS MCGOVERN**

**(00:00)**

1. Requests clarification of costs associated with previously awarded contracts for fire station construction in 2020 and 2021;

**LARRY INGOLD**

**(01:45)**

2. Requests total expenditure to date on the fire station construction project;

**ALICIA SOUTHALL**

**(03:38)**

3. Questions why these contracts were awarded at a special meeting rather than at the next regular Council meeting, and asks for details on the history of the fire station construction project since 2020;

**BRENDA STONE**

**(12:06)**

4. Asks if the Town has chosen a site for the future fire station;

**ALICIA SOUTHALL**

**(13:30)**

5. Questions the current status of the right of pre-emption of the land next to 301 Victoria Street;

**LOUISE POTVIN**

**(18:47)**

6. Asks what zoning category is required for the construction of a fire station and what criteria are required for site selection;

**CAROLLE LAVOIE**

**(21:33)**

7. Asks about the time remaining before the government grant can be secured;

**ALICIA SOUTHALL**

**(22:05)**

8. Ask if there have been any changes in the specifications for the future fire station and, if so, what they are;

**(23:56)**

9. Asks whether the fire department has been consulted about the project;

**(26:09)**

10. Asks about the adjustments required following the integration of new equipment for the future fire station;

**(26:44)**

11. Since we are hiring the same firm for professional architectural services, she asks whether the costs incurred during 2021 will be considered in the future contract;

**CAROLLE LAVOIE**

**(29:06)**

12. Concerning the water supply needed for the fire station, she asks whether the water will be drawn from the Jolibourg well;

**ALICIA SOUTHALL**

**(30:14)**

13. Ask what the overall project budget would be for the construction of the fire station;

**(31:00)**

14. Requests the amount of the government grant that could be awarded;

**(31:34)**

15. Requests clarification regarding item 4. 2019-2024 TECQ program;

**BRENDA STONE**

**(33:40)**

16. Questions whether the future fire station will require a reservoir for the water supply.

2025-03-074

**7. ADJOURNMENT OF MEETING**

*It is*

*Suggested by Pierre Laplante*

*Seconded by Patrick Ouvrard*

*And unanimously resolved by voice vote*

THAT the meeting be adjourned, there being no further business.  
It's 8pm.

**ADOPTED**

Consultation version

In case of discrepancy, the French version shall prevail

---

Richard Burcombe  
Mayor

---

Owen Falquero  
Clerk