

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

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

April 7th, 2026

Minutes of the regular meeting of the Town of Brome Lake Council held Tuesday, April 7, 2026 at 7:00 p.m., at the Centre Lac-Brome, 270 Victoria Street, Brome Lake.

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

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

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

32 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting - General information

Upon establishing quorum, the mayor called the meeting to order at 7:01pm.

Mayor Lee Patterson makes the following comments:

Road maintenance - spring

Like every year, the gravel and asphalt road maintenance period requires patience. We will also be awarding of contract for street sweeping.

For gravel roads, weather permitting, the Town's grader, along with a second grader rented for the spring period, works first on the main roads, then on the entire network. It usually takes until mid-May for all the work to be completed.

Sewer subsidence in Bondville

An exhaustive analysis is currently underway concerning work carried out on the sewer pipe in the Bondville sector in 2011 or 2012. This work, carried out in two phases, was aimed at modernizing an essential part of our sewer and water infrastructure.

It has recently come to light that part of this work may not have been completed in accordance with the original plans. This situation came to light following a sewer pipe collapse in the Bondville sector, resulting in a wastewater overflow. This incident was reported to provincial authorities, in accordance with current protocols.

The Town is currently examining various options for the permanent repair of the affected section of road. At the same time, it is seeking to understand why the work was not carried out in accordance with plans some 15 years ago, and will be taking the necessary steps to assess responsibility in this matter.

Municipal life

Councillor Steve Beerwort mentions the creation of a new NPO to manage soccer in Brome Lake. He congratulates the volunteers who have joined the Council's Board of Directors.

Councillor Lisa Payne shares her experience of attending her first Tourism Committee meeting.

Spring Road Maintenance:

As every year, the maintenance period for gravel and asphalt roads requires patience. We will also be awarding the contract for street sweeping. For gravel roads, when weather conditions allow, the city's grader, along with a second grader rented for the spring, first services the main roads and then all gravel roads. We must wait until mid-May for the full cycle to be completed.

Sewer Collapse in Bondville:

A thorough analysis is currently underway regarding work carried out on the sewer line in the Bondville sector in 2011 or 2012.

This work, completed in two phases, was intended to modernize a critical portion of our water and sewer infrastructure.

It was recently discovered that part of this work may not have been completed in accordance with the original plans. This finding follows a collapse of the sewer line in the Bondville sector, which unfortunately resulted in an overflow of wastewater. This incident was reported to provincial authorities in accordance with established protocols.

The Town is currently reviewing various options for the permanent repair of this section of the affected road. At the same time, we are seeking to understand why the work was not completed as planned approximately 15 years ago, and we will take the necessary steps to assess any potential faults in this matter.

Municipal Affairs

Councillor Steve Beerwort mentioned the creation of a new non-profit organization aimed at managing soccer in Brome Lake. He congratulated the volunteers who have joined the organization's board of directors.

Councillor Lisa Payne shared her experience following her first attendance at a Tourism Committee meeting.

2026-04-078

1.2. Adoption/Modifications to the agenda

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

THAT the agenda be adopted as written.

ADOPTED

2026-04-079

1.3. Approval of the minutes of the meeting of March 2, 2026

The Mayor and elected members have received a copy of the minutes of the regular meeting of March 2, 2026;

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

*It is
Proposed by Lisa Payne
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council approve the minutes of the regular meeting of March 2, 2026.

ADOPTED

2. FIRST QUESTION PERIOD

This question period was the subject of a live audio recording of the session, available at <https://lacbrome.ca/vie-municipale/seances-du-conseil/>.

ORAL QUESTIONS DURING THE SESSION

The Mayor explains the rules set out in article 5.1.5 of by-law 1 for the conduct of question period.

The speakers are:

TOMMY MCGOVERN

(01:34)

1. Requests that branches be cut back near the light at the corner of Pine and Highland streets;

DIANE NORWOOD

(02:11)

2. Considering the announcements of the potential addition of taxes on vehicle registration fees, she would like to know the details of the MRC agreement on public transit and the benefits for the Town of Brome Lake and its residents as well as the associated costs for residents;

NICOLE HALL

(06:10)

3. She asks why the Town is charging for the well it owns and whether the Town will cover the cost of repairs in the event of breakage;

JEAN-LOUP BEAULNE-MORIN

(07:10)

4. He asks whether the Council and administration are aware of the state of abandonment of the property at 61 Lakeside and whether any corrective measures are underway;

LORNE JACKSON

(07:56)

5. In connection with unanswered messages (160 Foster Road), would like to know what measures are in place to ensure constructive and effective communications between Councillors and citizens.

(10:48)

6. He would like clarification from the Town regarding the conformity of his dwelling;

RON GLOWE

(11:40)

7. He requests priority intervention by the Town to fill the potholes that have formed on rue de la Pointe Fisher;

NATHALIE DE GRACE

(13:22)

8. She suggests that questions be included in the minutes;

LARRY INGOLD

(14:28)

9. Would like status on Trestle Cove situation;

CRYSTAL BADGER

(15:53)

10. Requests clarification on the Fulford Road rehabilitation project and its potential impact on property owners in the area.

REINE BOISVERT

(17:55)

11. She requests a reduction in the tariffs for the car wash (\$20) and for vignettes for trailer tenants, and wishes to emphasize the safety issues involved in lowering boats;

BRENDA STONE

(20:50)

12. She requests an update on municipal costs incurred for an inspection at 401 Knowlton Road and questions the building's occupancy.

BENOIT BOURGON

(23:06)

13. He indicates that the question period should not be over as the 30 minutes has not elapsed.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2026-04-080

3.1.1. Accounts payable and lists of cheques issued

It is

Proposed by Claude Rajotte

Seconded by Steven Beerwort

And unanimously resolved by voice vote

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

THAT the Council approves the following lists:

- Accounts payable: 595 666,56\$
- Cheques issued #2026-04: 569 847,37\$

ADOPTED

3.1.2. Progress accounts, invoices and miscellaneous expenses

3.1.2.1. Progress accounts

3.1.2.2. Invoices and miscellaneous expenses

2026-04-081 3.1.2.2.1. Payment of invoice - Ministère des Finances - Sûreté du Québec - 2026

*It is
Proposed by Lisa Payne
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT Council authorize the expenditure of \$2,958,370 as payment of invoice #109202 to the Quebec Minister of Finance for Sûreté du Québec (SQ) services for the year 2026;

THAT Council authorize payment of this amount to the Minister of Finance as follows:

i) one (1) cheque in the amount of \$1,479,185, as a first instalment, the cheque to be issued no later than June 30, 2026;

ii) one (1) cheque in the amount of \$1,479,185, as a second instalment, the cheque to be issued no later than October 31, 2026.

ADOPTED

3.1.3. Agreements, contracts and mandates

2026-04-082 3.1.3.1. Awarding of contract - Call for tenders VLB2026-01 - Roadwork - Rehabilitation of Fulford Road and addition of bike lanes

WHEREAS the call for tenders for roadwork - Rehabilitation of Fulford Road and addition of bike lanes (Local Road Assistance Program – Recovery Component – Safety);

WHEREAS the Town has received the following five (5) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Groupe Lapalme inc.	6 781 799,67\$
Eurovia Québec Construction inc.	6 551 019,43\$
Pavage Maska inc.	8 043 753,98\$
Groupe Colas Québec inc.	7 071 098,83\$
Bertrand Ostiguy inc.	6 686 946,00\$

WHEREAS the lowest compliant bid is that of Eurovia Québec Construction inc. in the amount of **\$6,551,019.43**, taxes included;

WHEREAS the recommendations of EXP, consultant for this call for tenders, as well as Laura Lee, Chief - Technical Services, to accept the bid submitted by Eurovia Québec Construction inc;

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

THAT the Council award the roadwork contract to Eurovia Québec Construction inc. in the amount of **\$6,551,019.43**, taxes included, for the reconstruction of chemin Fulford and the addition of bicycle lanes;

THAT be appropriated for the payment of this expense, the same amount to be financed from By-law 2026-03 (By-law decreeing an expense of \$7,900,000, the appropriation of the sum of \$1,500,000 from the fund for the repair and maintenance of certain public roads and a loan of \$4,564,741 to finance the repair of chemin de Fulford) and repayable over a period of twenty (20) years.

ADOPTED

2026-04-083

3.1.3.2. Awarding of contract - Call for tenders VLB2026-03 - Resurfacing of various streets

WHEREAS the Town has proceeded with a call for tenders VLB2026-03, for the resurfacing of approximately 3 linear km on 14 streets and roads within the Town's territory;

WHEREAS the Town received the following three (3) bids in connection with the awarding of this contract:

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

Bidders	Price (taxes included)
Eurovia Québec Construction inc.	676 004,94\$
Groupe Colas Québec inc.	710 459,33\$
Pavages Maska inc.	756 122,86\$

WHEREAS the lowest compliant bid is that of Eurovia Québec Construction inc. in the amount of **\$676,004.94**, taxes included;

WHEREAS the recommendation of Marc-André Boivin, Director of Technical Services, to accept the bid submitted by Eurovia Québec Construction inc;

*It is
Proposed by Patrick Ouvrard
Seconded by Steven Beerwort
And unanimously resolved by voice vote*

THAT Council award the contract for the resurfacing of various streets to Eurovia Québec Construction inc. in the amount of **\$676,004.94**, taxes included;

THAT be appropriated to pay this expense, which will be financed from the Town's road surplus (accounting item #02-320-00-625).

ADOPTED

2026-04-084 3.1.3.3. Awarding of contract - Call for tenders VLB2026-07 - Tracing of street lines - 2 years

WHEREAS street lines must be traced annually;

WHEREAS the Town has received the following four (4) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
Marquage et traçage du Québec inc.	108 933,41\$
Lignes Maska inc.	97 111,37\$
Marquage signalisation Rive-Sud inc.	113 695,12\$
Entreprise Techline inc.	110 530,71\$

WHEREAS the Town received a bid from Les Signalisations R.C. inc. after the deadline of March 26, 2026, before 11:00 a.m. This bid was not opened.

WHEREAS the lowest compliant bid is that of Lignes Maska inc. in the amount of **\$97,111.37**, taxes included;

WHEREAS the recommendation of Jean-Philippe Roy, Public Works Division Manager, to accept the bid submitted by Lignes Maska inc;

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

THAT the Council award Lignes Maska inc. the contract for street line painting - 2 years, in the amount of **\$97,111.37**, taxes included.

ADOPTED

2026-04-085

3.1.3.4. Awarding of contract - Street cleaning work

WHEREAS the need to clean streets and curbs with a vacuum broom system;

WHEREAS the Town requested two (2) bids and received the following bid in connection with the awarding of this contract:

Bidders	Price (taxes included)
Les entreprises Myrroy	34 952,40\$

WHEREAS the bid received from Les entreprises Myrroy in the amount of **\$34,952.40**, taxes included, is responsive;

WHEREAS the recommendation of Jean-Philippe Roy, Public Works Division Manager, to accept the bid submitted by Les entreprises Myrroy;

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

THAT the Council award Les entreprises Myrroy the contract for street and curb cleaning with a vacuum broom system, in the amount of **\$34,952.40**, taxes included.

ADOPTED

2026-04-086

3.1.3.5. Awarding of contract - Professional engineering services - Preliminary design study - Pavement rehabilitation and stormwater management - Pointe Fisher sector

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

WHEREAS the Town of Brome Lake wishes to improve the resilience of its road network in the Pointe Fisher sector, characterized by major drainage and pavement deterioration problems;

WHEREAS the Town requested four (4) bids and received the following four (4) bids for the awarding of this contract:

Bidders	Price (taxes included)
Tetra Tech	31 560,64\$
CJA	32 078,03\$
Danielle Comeau, Ing.	36 562,05\$
Les Services EXP	40 816,13\$

WHEREAS the lowest compliant bid is that of Tetra Tech in the amount of **\$31,560.64**, taxes included;

WHEREAS the recommendation of Marc-André Boivin, Director of Technical Services, to accept Tetra Tech's bid;

*It is
Proposed by Robert Laflamme
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT Council award Tetra Tech the contract for professional engineering services - Preliminary design study - Pavement rehabilitation and stormwater management - Pointe Fisher sector, in the amount of **\$31,560.64**, taxes included.

ADOPTED

2026-04-087

3.1.3.6. Awarding of contract - Architectural professional services - Sports Chalet at Lions Park

WHEREAS the opening of the Programme d'aide financière pour la réfection des installations sportives, de loisirs et de plein air (PARFIRSPA) of the Ministère de l'Éducation du Québec;

WHEREAS Council recognizes this funding opportunity of 66% of the total amount of the project;

WHEREAS Council authorizes the filing of a request for financial assistance from PARFIRSPA for the construction of a sports chalet at Lions Park;

WHEREAS the Town requested three (3) bids and received the following two (2) bids for the awarding of this contract:

Bidders	Price (taxes included)
Caroline Dénommée architecte inc.	44 265,38\$
Atelier Approche Totale	33 107,00\$

WHEREAS the lowest compliant bid is that of Atelier Approche Totale in the amount of **\$33,107.00**, taxes included;

WHEREAS the recommendation of Cynthia Brunelle, Director of Recreation, Tourism, Culture and Community Life, to accept the bid submitted by Atelier Approche Totale;

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

THAT the carrying out of the work covered by the present resolution is conditional upon the Town obtaining financial assistance under the PARFIRSPA program of the Ministère de l'Éducation du Québec;

THAT Council award the contract for the construction of a sports chalet at Lions Park to Atelier Approche Totale, in the amount of **\$33,107.00**, taxes included.

ADOPTED

3.1.4. Human resources

2026-04-088

3.1.4.1. Permanence - Olivier Béliveau

WHEREAS resolution 2025-09-266;

WHEREAS the recommendation of the Director of Recreation, Tourism, Culture and Community Life, Cynthia Brunelle, concerning the tenure of Mr. Olivier Béliveau under the terms and conditions associated with a tenure in the position of *Caretaker*;

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

THAT the Council confirms the tenure of Mr. Olivier Béliveau, effective March 17, 2026, under the terms and conditions associated with tenure in the position of *Caretaker*.

ADOPTED

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

2026-04-089 3.1.4.2. Position creation and hiring - Municipal Inspector

- WHEREAS the number of files handled by the Urban Planning Department has increased in recent years;
- WHEREAS the Council wishes to reinforce the team in this department;
- WHEREAS the recommendation of Camille Urli, Director of the Urban Planning Department, to abolish the position of *Assistant Inspector* and create the position of *Municipal Inspector*;
- WHEREAS the recommendation of Camille Urli and Alexandra Barré, Human Resources Advisor, to appoint Marc-Olivier Lapointe to the position of *Municipal Inspector*;
- WHEREAS the members of the Council have reviewed and are satisfied with the recommendations of Ms. Urli and Ms. Barré concerning the salary, term and conditions of employment of Marc-Olivier Lapointe as *Municipal Inspector*;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously resolved by voice vote*

- THAT the Council authorizes the abolition of the position of *Assistant Inspector* and the creation of the position of *Municipal Inspector*;
- THAT the Council authorize the hiring of Marc-Olivier Lapointe as *Municipal Inspector* under the conditions stipulated in the recommendations of Camille Urli, Director of the Urban Planning Department;
- THAT the terms and conditions of his employment comply with the Protocol des conditions de travail du personnel non syndiqué de la Town and with the terms and conditions agreed between Mr. Lapointe and the Director of the Urban Planning Department, of which the Council has taken cognizance and which will be filed in his employee file;
- THAT the Director of Urban Planning submit to Council her recommendations concerning Mr. Lapointe's permanent employment at the end of his six (6)-month probationary period;
- THAT Mr. Lapointe's starting date be April 7, 2026;
- THAT the funds required to pay Mr. Lapointe's salary and all expenses related to his employment with the Town be taken from the various accounting headings concerned by this expenditure;

THAT the Town's administrative organization chart be modified accordingly.

ADOPTED

2026-04-090

3.1.4.3. Hiring - Foreman

WHEREAS the position of *Foreman* in the Public Works Department is vacant;

WHEREAS the position was advertised internally and externally, with 11 applicants filing;

WHEREAS the recommendation of Robert Daniel, Assistant General Manager, Jean-Philippe Roy, Public Works Division Manager, and Alexandra Barré, Human Resources Advisor, to hire Kevin Lavigne to the position of *Foreman* in the Public Works Department;

WHEREAS the members of the Council have reviewed the recommendation made by Messrs. Daniel and Roy, as well as Ms. Barré, and are satisfied therewith;

*It is
Proposed by Pierre Laplante
Seconded by Lisa Payne
And unanimously resolved by voice vote*

THAT the Council approve the hiring of Kevin Lavigne as *Foreman* for the Public Works Department;

THAT the starting date be April 8, 2026;

THAT the conditions of his employment be in accordance with the Protocol des conditions de travail du personnel non syndiqué de la Town, of which the Council has taken cognizance and which will be filed in his employee file;

THAT the Assistant Director General, Robert Daniel, or his designate, will submit to the Council his recommendations concerning the permanence of Mr. Lavigne's employment at the end of his six (6)-month probationary period;

THAT the funds required for the payment of this expense be taken from the various line items concerned by this expenditure;

THAT the Town's administrative organization chart be modified accordingly.

ADOPTED

2026-04-091

3.1.4.4. Hiring - Mechanic

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

WHEREAS the position of *Mechanic* in the Public Works Department is vacant;

WHEREAS the position was posted internally and externally, with 7 applicants filing;

WHEREAS the recommendation of Robert Daniel, Assistant General Manager, to hire Raphael Brodeur to the position of *Mechanic* in the Public Works Department;

WHEREAS the members of the Council have read the Assistant General Manager's recommendation and are satisfied with it;

*It is
Proposed by Steven Beerwort
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council approve the hiring of Raphael Brodeur as *Mechanic* in the Public Works Department;

THAT the salary, conditions of employment and probationary period be in accordance with the current collective agreement;

THAT the starting date be April 13, 2026;

THAT the funds required for the payment of this expense be taken from the various accounts concerned by this expenditure;

THAT the Town's administrative organization chart be modified accordingly.

ADOPTED

3.1.5. Miscellaneous

3.1.5.1. Filing of Monthly Summary of Services

Mayor Patterson tabled the document entitled *Monthly Summary of Services - March 2026*. This document, which is tabled at each Council meeting, provides a summary of activity reports from Town departments.

2026-04-092

3.1.5.2. Ministère des Transports et de la Mobilité durable - Heavy traffic

WHEREAS provincial highways 215 and 243 currently constitute traffic corridors allowing trucking within our territory;

WHEREAS the ministère des Transports et de la Mobilité durable (MTMD) itself suggests that route 215 be favoured as the main trucking route to ensure better network fluidity and safety;

WHEREAS route 243 has a technical classification with restrictions by the Ministère des Transports et de la Mobilité durable (MTMD), confirming its structural limitations for intensive heavy-vehicle transit;

WHEREAS the current configuration of route 243, notably the narrowness of the roadway and the absence of sufficient paved shoulders, presents significant safety risks for vulnerable road users, particularly cyclists;

WHEREAS the practice of cycling, both utilitarian and recreational-tourist, is growing rapidly in the region and the cohabitation with truck traffic on Route 243 is considered precarious and dangerous;

WHEREAS route 215 has geometric characteristics better suited to heavy traffic and can divert the nuisances and risks of route 243 without compromising regional logistics;

*It is
Proposed by Robert Laflamme
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council formally request the ministère des Transports et de la Mobilité durable (MTMD) to proceed with the prohibition of through trucking on route 243 on the entire section concerned by the safety issues; from the intersection of chemin Bondville to chemin de Knowlton;

THAT the Council support the designation of route 215 as a trucking route;

THAT a copy of this resolution be forwarded to the MNA for the Brome-Missisquoi region, to the MRC and to MTMD regional management for immediate action.

ADOPTED

2026-04-093

3.1.5.3. Support - New qualification requirement in arboriculture

WHEREAS on February 19, the UMQ informed municipalities that "as of June 8, 2026, the Quebec government will make it mandatory for anyone performing arboricultural work from the ground or a ladder on behalf of an employer, including a municipality, to hold a certificate of qualification in arboriculture-ground work";

WHEREAS according to the UMQ, "as many municipal employees perform this work on an occasional basis, this new obligation could imply certain steps to update skills or recognize experience";

WHEREAS the steps required to obtain the aforementioned certificate are significant;

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

WHEREAS the new requirement for a certificate of qualification in arboriculture-ground work should not be required, in that it imposes, among other things, another additional burden to be assumed by municipalities;

WHEREAS the Quebec government has made several commitments in recent months not to increase the burden on municipalities;

*It is
Proposed by Patrick Ouvrard
Seconded by Robert Laflamme
And unanimously resolved by voice vote*

THAT the Council ask the Quebec government to review its requirement for a certificate of qualification in arboriculture - ground work for anyone performing arboricultural work from the ground or a ladder on behalf of a municipality.

THAT the Town undertake to forward this resolution to the MRCs of Quebec and to the local municipalities of the territory, as well as to the UMQ and the FQM for their support.

THAT the Town undertake to forward this resolution to the Minister of Employment, Pascale Déry, the Minister responsible for Social Solidarity and Community Action, Chantal Rouleau, and the Minister of Municipal Affairs, Geneviève Guilbault.

THAT the Town undertake to forward this resolution to the local Member of Parliament, Isabelle Charest.

ADOPTED

2026-04-094

3.1.5.4. Support - Community strike movement for adequate funding of community organizations

WHEREAS autonomous community organizations in the Brome-Missisquoi MRC and throughout Québec are faced with chronic underfunding that weakens their services to the population and the working conditions of their workers;

WHEREAS community organizations are an essential component of the social safety net, offering local services, creating valuable human ties and contributing to social justice and the common good;

WHEREAS despite numerous peaceful initiatives (petitions, representations, demonstrations), demands for adequate and recurrent funding have not received a satisfactory response;

WHEREAS the social strike is a legitimate means of exerting pressure, already recognized in other sectors

(education, health, unions), and that it is necessary for community organizations to make themselves heard with the same force;

WHEREAS the current regional mobilization, including community organizations in the Brome-Missisquoi MRC, is aimed at demanding fair and equitable public reinvestment;

WHEREAS the recognition and support of local municipalities is an important moral and political support to this collective struggle;

It is

Proposed by Pierre Laplante

Seconded by Lisa Payne

And unanimously resolved by voice vote

THAT the Town of Brome Lake express its solidarity with community organizations on its territory and in the region in their struggle for adequate funding and decent working conditions;

THAT this resolution be forwarded to the Quebec government, to the region's MNAs and to the regional authorities concerned, in order to demonstrate Brome Lake's support for the community movement.

ADOPTED

3.1.5.5. Filing of the Summary of authorized independent candidates' election expenses return

The *Acting* Treasurer, Gilbert Arel, files the Summary of the return of election expenses of an authorized political party and the returns of an authorized independent candidate in connection with the November 2, 2025 municipal general election.

3.2. LEGISLATION - NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws - Notice of motion/Presentation

3.2.1.1. Notice of motion - By-law 2026-09 concerning trails on the territory of Brome Lake

Mayor Lee Patterson gives notice of motion that he or another member of Council will present By-law 2026-09 concerning trails on the territory of Brome Lake for adoption at a subsequent meeting of Council.

The Clerk has taken the necessary steps to ensure that said draft by-law is made available for public consultation prior to the start of the meeting. The elected officials, having received it within the time limit prescribed by law, consent to be exempted from its reading.

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

The draft by-law was duly presented and tabled by Mr. Patterson, who mentioned its purpose and scope. The purpose of this by-law is to regulate and control the use of public trails on Town territory.

In accordance with the Act, this draft by-law may be amended following its presentation, without the need for further presentation.

3.2.2. By-laws - Adoption

2026-04-095

3.2.2.1. By-law 2026-04 concerning the code of ethics and professional conduct for elected municipal officials - Adoption

WHEREAS the notice of motion, presentation and filing of the draft by-law were given at the regular Council meeting of March 2, 2026;

WHEREAS the Mayor, Lee Patterson, has mentioned the purpose of the by-law, as well as its scope. The purpose of this by-law is to adopt a code of ethics and professional conduct for elected officials that replaces the by-law currently in force, in order to comply with Article 13 of the *Act respecting ethics and professional conduct in municipal matters*. Article 13 stipulates that every municipality must, before May 1 following any general election, adopt a revised code of ethics and professional conduct that replaces the current one, with or without modification.

WHEREAS the Clerk has taken the necessary steps to ensure that copies of By-law 2026-04 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Robert Laflamme
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council adopt By-law 2026-04 amending By-law 2023-05 concerning the code of ethics and professional conduct for elected municipal officials.

ADOPTED

2026-04-096

3.2.2.2. By-law 2026-05 concerning the salary of elected municipal officials - Adoption

WHEREAS the notice of motion, presentation and filing of the draft by-law were given at the regular Council meeting of March 2, 2026;

WHEREAS the Mayor, Lee Patterson, mentioned the purpose of the by-law, as well as its scope. The purpose of this by-law is to replace By-law 2019-03 concerning the salary of elected municipal officials;

WHEREAS the Clerk has taken the necessary steps to ensure that copies of By-law 2026-05 are made available for public consultation prior to the start of the meeting;

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

Mayor Lee Patterson exercises his right to vote.

THAT Council adopt By-law 2026-05 concerning the salary of elected municipal officials.

ADOPTED

2026-04-097 3.2.2.3. By-law 2026-08 amending By-law 2026-02 decreeing tariffs for the financing of certain goods and services for the year 2026 - Adoption

WHEREAS the notice of motion, presentation and filing of the draft by-law were given at the regular Council meeting of March 2, 2026;

WHEREAS the Mayor, Lee Patterson, mentioned the purpose of the by-law, as well as its scope. The purpose of this by-law is to amend By-law 2026-02 in order to add a tariff for the washing of boats at the boat wash operated by the Town, as well as a tariff for a vignette;

WHEREAS the Clerk has taken the necessary steps to ensure that copies of By-law 2026-08 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously resolved by voice vote*

THAT the Council adopt By-law 2026-08 amending By-law 2026-02 decreeing the tariffs for the financing of certain goods and services for the year 2026.

ADOPTED

2026-04-098 3.2.2.4. By-law 596-20 amending Zoning By-law 596 - Adoption of the residual by-law of the provisions of the second draft which were not the subject of a request to participate in a referendum

WHEREAS the notice of motion, presentation and filing of the draft by-law were given at the regular Council meeting of February 2, 2026;

WHEREAS the Town held a public consultation meeting on February 23, 2026;

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

- WHEREAS the Council has taken into consideration the ideas, comments and opinions expressed, as well as the documents submitted at this public consultation meeting, and the comments of the Planning Advisory Committee and the Environmental Advisory Committee;
- WHEREAS the second draft of this by-law containing provisions subject to referendum approval was adopted at the regular Council meeting of March 2, 2026;
- WHEREAS a public notice informing "interested persons" of their right to apply to participate in a referendum was published within the time limits prescribed by law;
- WHEREAS in accordance with sections 130 to 133 of the *Act respecting land use planning and development*, the Town held a period for the receipt of applications to participate in a referendum from March 10 to 26, 2026;
- WHEREAS the Town Clerk has received valid requests to participate in a referendum concerning five (5) provisions of second draft by-law 596-20, including the following provision:
- 1) Article 2, modification of the definition of "Height of a building (in metres)";
 - 2) Article 2, modification of the definition of "Percentage of lot occupancy";
 - 3) Article 4, Zone UV-4-I12, modification of "Minimum lateral setback";
 - 4) Article 4, Zone UV-4-I12, modification of "Maximum percentage of main building occupancy";
 - 5) Article 4, Zone UV-14-J13, modification of "Maximum percentage of main building occupancy";
- WHEREAS in accordance with section 135 of the *Act respecting land use planning and development*, the Town may adopt all the provisions of the second draft of by-law 596-20 that have not been the subject of a valid request to participate in a referendum;
- WHEREAS in accordance with section 135 of the *Act respecting land use planning and development*, second draft by-law 596-20 has been amended by withdrawing the five (5) provisions for which a valid request to participate in a referendum was received;
- WHEREAS the Council will adopt residual by-law 596-20 in accordance with Section 135 of the *Land Use Planning and Development Act*;
- WHEREAS the Clerk has taken the necessary steps to ensure that copies of residual by-law 596-20 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Claude Rajotte*

*Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the Council adopt the residual by-law By-law 596-20 amending zoning by-law 596.

ADOPTED

2026-04-099

3.2.2.5. By-law 596-21 (concerning the definitions of Height of a building (in metres) and Percentage of occupancy of land) amending zoning by-law 596 - Adoption of the separate by-law following receipt of a valid request to participate in a referendum

WHEREAS the notice of motion, presentation, filing and adoption of First Draft By-law 596-20 amending Zoning By-law 596 were given at the Council's regular meeting of February 2, 2026;

WHEREAS the Town held a public consultation meeting on February 23, 2026;

WHEREAS Council has taken into consideration the ideas, comments and opinions expressed, as well as the documents submitted at this public consultation meeting, and the comments of the Planning Advisory Committee and the Environment Advisory Committee;

WHEREAS the second draft of this by-law containing provisions subject to referendum approval was adopted at the regular Council meeting of March 2, 2026;

WHEREAS a public notice informing "interested persons" of their right to apply to participate in a referendum was published within the time limits prescribed by law;

WHEREAS in accordance with sections 130 to 133 of the *Act respecting land use planning and development*, the Town held a period for the receipt of applications to participate in a referendum from March 10 to 26, 2026;

WHEREAS the Town Clerk has received valid requests to participate in a referendum concerning five (5) provisions of second draft by-law 596-20, including the following two (2) provisions:

- 1) Article 2, modification of the definition of "Height of a building (in metres)";
- 2) Article 2, modification of the definition of "Percentage of lot occupancy";

WHEREAS according to section 136 of the *Act respecting land use planning and development*, in the event that a valid request to participate in a referendum has been received with regard to a provision of second draft by-law 596-20, this provision must be contained in a separate by-law and subject to a registration procedure

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

(register) in order to determine whether a referendum ballot must be held;

WHEREAS in accordance with section 137 of the *Act respecting land use planning and development*, a separate by-law may contain more than one provision that has been the subject of a valid application to participate in a referendum to the extent that, if each were contained in a separate by-law, all by-laws containing one of the provisions would have to be approved by the same group of persons entitled to vote;

WHEREAS the two (2) provisions listed above are grouped together in a single separate by-law named By-law 596-21 (concerning the definitions "Height of a building (in metres)", "Percentage of lot occupancy") amending Zoning By-law 596;

WHEREAS in accordance with sections 532 et seq. of the *Act respecting elections and referendums in municipalities*, the Town will hold a registration of qualified voters in order to determine whether a referendum ballot must be held for by-law 596-21;

WHEREAS the Town Clerk has taken the necessary steps to ensure that copies of separate by-law 596-21 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Lisa Payne
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the Council adopt separate by-law 596-21 (concerning the definitions of "Building height (in metres)" and "Percentage of lot occupancy") amending Zoning By-law 596;

THAT the Council direct the Clerk to hold a registration of qualified voters to determine whether a referendum ballot must be held for by-law 596-21.

ADOPTED

2026-04-100

3.2.2.6. By-law 596-22 (concerning the minimum lateral setback and maximum percentage of occupancy of the main building in Zone UV-4-I12) amending the zoning by-law - Adoption of a separate by-law following receipt of a valid request to participate in a referendum

WHEREAS the notice of motion, presentation, filing and adoption of First Draft By-law 596-20 amending Zoning By-law 596 were given at the Council's regular meeting of February 2, 2026;

- WHEREAS the Town held a public consultation meeting on February 23, 2026;
- WHEREAS Council took into consideration the ideas, comments and opinions expressed, as well as the documents submitted at this public consultation meeting, and the comments of the Planning Advisory Committee and the Environmental Advisory Committee;
- WHEREAS the second draft of this by-law containing provisions subject to referendum approval was adopted at the regular Council meeting of March 2, 2026;
- WHEREAS a public notice informing "interested persons" of their right to apply to participate in a referendum was published within the time limits prescribed by law;
- WHEREAS in accordance with sections 130 to 133 of the *Act respecting land use planning and development*, the Town held a period for the receipt of applications to participate in a referendum from March 10 to 26, 2026;
- WHEREAS the Town Clerk has received valid requests to participate in a referendum concerning five (5) provisions of second draft by-law 596-20, including the following two (2) provisions:
- 1) Article 4, Zone UV-4-I12, modification of the "minimum lateral setback";
 - 2) Article 4, Zone UV-4-I12, modification of the "maximum percentage of occupancy of the main building";
- WHEREAS according to section 136 of the *Act respecting land use planning and development*, in the event that a valid request to participate in a referendum has been received with respect to a provision of the second draft by-law 596-20, this provision must be contained in a separate by-law and subject to a registration procedure (register) in order to determine whether a referendum ballot must be held;
- WHEREAS in accordance with section 137 of the *Act respecting land use planning and development*, a separate by-law may contain more than one provision that has been the subject of a valid application to participate in a referendum to the extent that, if each were contained in a separate by-law, all by-laws containing one of the provisions would have to be approved by the same group of persons entitled to vote;
- WHEREAS the two (2) provisions listed above are grouped together in a single separate by-law entitled By-law 596-22 (concerning the minimum lateral setback and maximum percentage of occupancy of the main building in Zone UV-4-I12) amending Zoning By-law 596;

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

WHEREAS in accordance with sections 532 et seq. *of the Act respecting elections and referendums in municipalities*, the Town will hold a procedure to register qualified voters in order to determine whether a referendum ballot must be held for by-law 596-22;

WHEREAS the clerk has taken the necessary steps to ensure that copies of separate by-law 596-22 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Steven Beerwort
Seconded by Claude Rajotte
And unanimously resolved by voice vote*

THAT the Council adopt separate By-law 596-22 (concerning the minimum lateral setback and maximum percentage of occupancy of the main building in Zone UV-4-I12) amending Zoning By-law 596;

THAT Council order the clerk to hold a registration of qualified voters in order to determine whether a referendum ballot must be held for by-law 596-22.

ADOPTED

2026-04-101

3.2.2.7. By-law 596-23 (concerning the maximum percentage of occupancy of the main building in Zone UV-14-J13) amending zoning by-law 596 - Adoption of a separate by-law following receipt of a valid request to participate in a referendum

WHEREAS the notice of motion, presentation, filing and adoption of First Draft By-law 596-20 amending Zoning By-law 596 were given at the Council's regular meeting of February 2, 2026;

WHEREAS the Town held a public consultation meeting on February 23, 2026;

WHEREAS Council took into consideration the ideas, comments and opinions expressed, as well as the documents submitted at this public consultation meeting, and the comments of the Planning Advisory Committee and the Environmental Advisory Committee;

WHEREAS the second draft of this by-law containing provisions subject to referendum approval was adopted at the regular Council meeting of March 2, 2026;

WHEREAS a public notice informing "interested persons" of their right to apply to participate in a referendum was published within the time limits prescribed by law;

WHEREAS in accordance with sections 130 to 133 of the *Act respecting land use planning and development*, the

Town held a period for the receipt of applications to participate in a referendum from March 10 to 26, 2026;

WHEREAS the Town Clerk has received valid requests to participate in a referendum concerning five (5) provisions of second draft by-law 596-20, including the following provision:

1) Article 4, Zone UV-14-J13, modification of the "Maximum percentage of occupancy of the main building;"

WHEREAS according to section 136 of the *Act respecting land use planning and development*, in the event that a valid request to participate in a referendum has been received with respect to a provision of second draft by-law 596-20, this provision must be contained in a separate by-law and subject to a registration procedure (register) in order to determine whether a referendum ballot must be held;

WHEREAS in accordance with section 137 of the *Act respecting land use planning and development*, a separate by-law may contain more than one provision that has been the subject of a valid application to participate in a referendum to the extent that, if each were contained in a separate by-law, all by-laws containing one of the provisions would have to be approved by the same group of persons entitled to vote;

WHEREAS the two (2) provisions listed above are grouped together in a single separate by-law entitled By-law 596-23 (concerning the maximum percentage of occupancy of the main building in Zone UV-14-J13) amending Zoning By-law 596;

WHEREAS in accordance with sections 532 et seq. of the *Act respecting elections and referendums in municipalities*, the Town will hold a procedure to register qualified voters in order to determine whether a referendum ballot must be held for by-law 596-23;

WHEREAS the Town Clerk has taken the necessary steps to ensure that copies of separate by-law 596-23 are made available for public consultation prior to the start of the meeting;

*It is
Proposed by Steven Beerwort
Seconded by Lisa Payne
And unanimously resolved by voice vote*

THAT the Council adopt separate by-law 596-23 (concerning the maximum percentage of occupancy of the main building in Zone UV-14-J13) amending Zoning By-law 596;

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

THAT Council order the clerk to hold a registration of qualified voters to determine whether a referendum ballot must be held for by-law 596-23.

ADOPTED

4. URBAN PLANNING AND ENVIRONMENT DEPARTMENT

4.1. Urban Planning and Environment Department report filing

4.2. Filing of minutes of monthly meetings of Planning Advisory Committee and Environmental Advisory Committee

Filing of minutes of two Planning Advisory Committee meetings and one Environmental Advisory Committee meeting.

4.3. EXTERIOR MODIFICATION REQUESTS - SPAIP

2026-04-102

4.3.1. 9, chemin Frank-Santerre, lot #6 129 412, zone UC-2-N3

Type of request: Construction of an accessory building

WHEREAS the filing of a request for the construction of a residential carport-type accessory building;

WHEREAS this request is subject to By-law 601 respecting Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-2 concerning residential buildings and lots;

WHEREAS resolution CCU-26-008 of the CCU and its recommendation to accept the request;

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

THAT THAT Council grant SPAIP-2 for the construction of a residential carport-type accessory building at 9, chemin Frank-Santerre, lot #6 129 412, zone UC-2-N3.

ADOPTED

2026-04-103

4.3.2. 753, chemin Lakeside, lot #6 643 103, zones UC-3-C15 & AFB-4-D15

Type of request: Construction of a commercial building - Revised request

WHEREAS the filing of a revised request for the construction of a main commercial building;

WHEREAS this request is subject to By-law 601 respecting Site Planning and Architectural Integration Programs

(SPAIP), specifically SPAIP-3 concerning commercial and mixed-use buildings and lots;

WHEREAS the proposed revision concerned only the addition of four (4) windows and the modification of two (2) window styles;

WHEREAS the Planning Advisory Committee (PAC) approved the request for the construction of a commercial building at its meeting of September 22, 2025, in accordance with resolution CCU-25-091;

WHEREAS resolution CCU-26-009 of the CCU and its recommendation to accept the request;

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

Councillor Robert Laflamme abstains from voting.

THAT Council grant the SPAIP-3 concerning the revised request for the construction of a main commercial building at 753 Lakeside Road, lot #6 643 103, zones UC-3-C15 & AFB-4-D15.

ADOPTED

4.4. MINOR EXEMPTION REQUEST(S)

4.5. ZONING CHANGE APPLICATION(S)

4.6. SUBDIVISION APPLICATION(S)

4.7. APPLICATION(S) TO C.P.T.A.Q.

4.8. Other

5. PUBLIC SAFETY

5.1. Monthly report from the Public Safety & Fire Department and the First Responders Department

The monthly report from the Public Safety and Fire Department and First Responders is included in the *Monthly Summary of Services - March 2026*, tabled at this meeting under item 3.1.5.1.

2026-04-104

5.2. Participation in the Regional Mutual Aid Agreement of the Franklin (Vermont) Committee and payment of dues

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WHEREAS the importance of ensuring an adequate and complementary fire and hazardous materials response capability (HAZMAT);

WHEREAS several neighboring Quebec municipalities (Sutton, Bedford, Frelighsburg, Saint-Armand and Noyan) already participate in the Franklin County (Vermont) Regional Mutual Aid Agreement;

WHEREAS the Franklin County International Firefighter Association offers a mutual aid framework allowing access to HAZMAT resources operated on a voluntary basis, with no additional rates to be paid;

*It is
Proposed by Pierre Laplante
Seconded by Lisa Payne
And unanimously resolved by voice vote*

THAT the Council wishes to formalize the participation of the Town of Brome Lake, through the Public Security and Fire Department, to the Franklin County (Vermont) Regional Mutual Aid Agreement, through the Franklin County International Firefighter Association, for fire and hazardous material response (HAZMAT);

THAT the Council authorize payment of the annual membership fee of \$175 CAD, for the current calendar year, to be paid in cash in accordance with the organization's requirements;

THAT Council authorize the Director of the Fire and Public Security Department to make such payment and to submit to the municipal treasury the receipt issued by the Franklin County International Firefighter Association as supporting documentation;

THAT the Town of Brome Lake provide for the renewal of this contribution in the budget for subsequent years, subject to the annual adoption of the budget.

ADOPTED

6. PUBLIC WORKS AND TECHNICAL SERVICES

6.1. Public Works and Technical Services monthly report

The monthly report for the Public Works and Technical Services Department is included in the *Monthly Summary of Services - March 2026*, tabled at this meeting under item 3.1.5.1.

7. LEISURE, TOURISM, CULTURE AND COMMUNITY LIFE

7.1. LTCVC Monthly Report

The monthly report from the Leisure, Tourism, Culture and Community Life Department is included in the *Monthly Summary of Services - March 2026*, tabled at this meeting under item 3.1.5.1.

7.2. Requests for financial contributions

2026-04-105

7.2.1. Conservation Lac Brome

WHEREAS Council wishes to renew the annual agreement between the Town and the non-profit organization Conservation Lac Brome;

WHEREAS the financial request of **\$70,000** from Conservation Lac Brome;

It is

Proposed by Claude Rajotte

Seconded by Patrick Ouvrard

And unanimously resolved by voice vote

Mayor Lee Patterson exercises his right to vote.

THAT Council authorize a financial contribution of **\$70,000** to Conservation Lac Brome;

THAT Council mandate Mayor Lee Patterson and Director General Gilbert Arel to sign, for and in the name of the Town, the 2026 annual agreement with Conservation Lac Brome, as well as all other documents necessary to give full effect to the present resolution.

ADOPTED

2026-04-106

7.2.2. Other requests for financial contributions

It is

Proposed by Lisa Payne

Seconded by Pierre Laplante

And unanimously resolved by voice vote

THAT Council authorize the following expenditures as financial contributions to the activities of the following organizations:

- Brome Lake Men's Shed (for rental of the Ovide-Dagenais hall in Foster): \$1,800
- Yamaska Valley Optimists: \$500
- La Marche Au Diapason 2026: \$2,000
- Brome Lake Firefighters Association (maintenance of historic Old Betsy fire engine): \$4,500 (\$1,500 for 2026, 2027 and 2028)
- Leporello (storytelling and crafts workshop): \$8,800
- Leporello (murals on Coldbrook trail): \$6,000
- Radio communautaire Missisquoi (CIDI 99.1 FM): \$10,000
- Fulford Community Club - Street Dance: \$4,000

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ADOPTED

7.3. Request(s) for use of public property

8. LOCAL ECONOMY

9. VARIA

10. SECOND 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:

PATRICE BÉLANGER

(00:16)

14. Requests clarification on point 3.1.5.2 concerning heavy transport traffic and transit traffic between routes 243 and 215;

JEAN-LOUP BEAULNE-MORIN

(03:48)

15. He wishes to clarify the process for adopting by-law 596 (register, referendum, etc.);

DANY ST-PIERRE

(06:08)

16. Regarding the awarding of the engineering mandate for the Fisher Point feasibility study, he asks to know the projected timetable for the project's realization and requests a game plan in the interim;

ALEXYA ROBERT

(11:58)

17. In connection with items 3.2.2.4 and 3.2.2.6 for by-law 596-22 - she questions whether there will be a SPAIP for this section in the Bondville sector;

(14:16)

18. She asked for clarification on the zones affected in connection with by-law 596-22.

ALAN EASTLEY

(15:39)

19. He asks why a public consultation was not held in connection with by-law 2026-09 on trails and raises comments in connection with the draft by-law;

ALICIA SOUTHALL

(18:55)

20. She wishes to obtain clarification in connection with the 3 registers for separate by-laws 596-21, 596-22, and 596-23 (place and location);

BRENDA STONE

(19:53)

21. In connection with the code of ethics, she wonders if it applies to all Town employees;

(20:54)

22. She asks for clarification on the number of sewer leaks reported to the government in the reports the Town submits;

RON GLOWE

(22:25)

23. Wishes to thank Town for contribution to Men's Shed;

ALICIA SOUTHALL

(22:50)

24. Inquires about legal action for Trestle Cove and questions Council's reasons for withholding information if no action is pending.

2026-04-107

11. ADJOURNMENT OF MEETING

*It is
Proposed by
Seconded by
And unanimously resolved by voice vote*

THAT the meeting be adjourned, the agenda having been completed.
The time is 8:43 p.m.

ADOPTED

Lee Patterson
Mayor

Owen Falquero
Clerk