



Spring / Summer Bulletin
June 3rd 2016



Message from the Mayor



Another summer is arriving in Barkmere, for the 90th time this year. Many things have changed in 90 years, but many things have not changed either. First, the black flies, the mosquitoes and soon the deer flies are still continuing to afflict us! And our community continues its efforts to preserve Bark Lake, its environment, its landscape and its way of life. And we must admit that these 90 years have not been in vain: if you have the chance to pass by the Community Centre and look at the old pictures and postcards of Barkmere, you will be able to observe how much the forest has grown, how much the shoreline of the Lake is greener and more beautiful. Just to remind ourselves that our beautiful scenery did not occur by miracle, but

from many years of preservation.



Speaking of the Community Centre, in 2016, we will have a new one, probably this Fall. This new building will belong to all the taxpayers, but be paid almost entirely by the two other levels of government, provincial and federal. This new Community Centre will have modern washrooms, a small kitchen and a nice view on the landing and the Lake (at least, through the trees!). Finally

we will have a place to organize events, receptions, for and by all our residents, both permanent and seasonal. I invite you to find out more by reading my article in this bulletin, as well as that of Councillor Marc Frette on the financial aspect of the project.

For 2016 also, we have replaced our old garbage containers at the landing and at Duncan Road. Already this spring, we have avoided the barbarian filling of the containers, as it had been the case last year. And our efforts to solve our garbage issues have been fruitful, especially your response to my warning call regarding recycling. While in 2014 we were the worst municipality of the RCM in terms of the proportion of recyclable materials vs. buried garbage, in 2015 we have ranked amongst the best. I thank you to have heard me. The two eco-centres that we have organized last summer will be back this year. Remember that these eco-

centres are replacing the collection of large waste item containers. This is a double positive, because these large items were going directly to the burial site, while the materials collected by the eco-centres are going directly to recycling.

We have other good news for the environment, this time for the quality of the water of the Lake. After lengthy talks and much effort, Hydro-Quebec obtained the permission to close the road which follows their line at the inlet section of Bark Lake. Once completed, this closure will allow stopping the traffic of Jeeps and Hummers, whose owners are having fun leaving the trail to go and drive in the brooks feeding the Lake. This should also slow down the sedimentation in Silver Bay, while a natural phenomenon, is very exacerbated by this movement in the bed of the rivers. I give a big thank you to Marie-Hélène Gauthier and Charles Huot for their work, extended to the Mayor of Montcalm Steven Larose and his Municipal Council who have supported us during this fight.

However, a disturbing phenomenon is affecting us in Barkmere: that of wakeboarding. This activity is growing and constitutes one of the greatest dangers for the erosion of the shoreline of the Lake. I do not think I have to remind you how critical how the shoreline of any lake is for its health. This is the last barrier against phosphates and other nutrients which encourage the blooming of cyano-bacteria and of damaging vegetal species like the Asian milfoil. It also allows the loons and other shore birds to nestle. We are working on ways to prevent people from the outside to come and practice this harmful occupation in Barkmere. But I implore our own residents to abstain and find other ways to have fun. And let us avoid keeping our shoreline clear of vegetation, by stopping the cutting of shrubs and moving the lawn. It is prohibited by the Quebec Government and our own bylaws. But I believe that we can be responsible without having the building inspector remind us. Let us not bring back Bark Lake to the state it was in 1926.



I wish you an excellent summer, warm, sunny, and filled with joy and friends, in our wonderful corner of the Laurentians!

Luc Trépanier
Mayor

Braking ground for the Municipal Building, from left to right: Marc Fredette, Bruce MacNab, Jake Chadwick, Mayor Luc Trépanier, Tim Kalil and Chantal Raymond



Cadastral Reform—Barkmere 2016-2019

By Bruce MacNab

The Ministère de l'Énergie et des Ressources Naturelles has begun to prepare a new cadastral plan to show all property dimensions in Quebec correctly. The range and lot numbers will be replaced by 7 digit unique numbers. The firm of Bérard-Tremblay has been mandated to perform this work which will start in the summer of 2016.

The MERN sent a notice in March 2016 to all property owners in Barkmere. The MERN encourages all residents to provide the surveyors with all documents that have not been publicly registered, and that could help to determine and/or correct lot dimensions. These documents must be submitted **before June 14th, 2016**. The documents could include a certificate of location, procès-verbal of boundaries, a land survey, etc.

The survey work will take approximately eighteen months. During this period, the surveyors may contact residents directly for an appointment at their property to take measurements.

At the end of the survey period, end of 2018, results will be sent to the property owners. A consultation will follow with all residents to present the new lots, and to provide explanations and answer questions on an individual basis. In case of disagreement, the land owner can request a further analysis of the survey.

The cadastral reform will not include:

- Analysis of rights of way
- Any land markings (posts, markers)
- Crown land surveys

For more information on cadastral reform, please consult:

<https://mern.gouv.qc.ca/english/land/cadastre/index.jsp>

Contact information for land surveyor firm:

Mme Mélanie Gingras
Bérard Tremblay Inc.
6780, 1^{re} Avenue, bureau 160
Québec (Qc) G1H 2W8
Tel : 1-866-621-0405, ext. 10 (toll free)
email : m.gingras@procadastre.ca



Environmental Matters

By Jake Chadwick

Water Quality

As usual, we are pleased to report on our water quality testing results for last season. Once again we tested for important biophysical parameters every month from May through November.

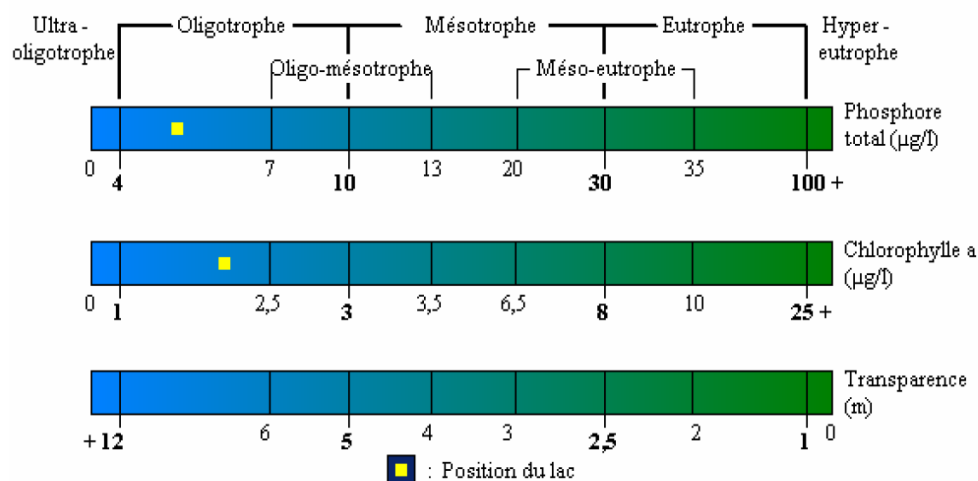
Below is the classic summary diagram from the “Réseau de Surveillance Volontaire des Lacs (RSVL)” program run by the Ministère du Développement Durable, de l’Environnement et Lutte contre les Changements Climatiques in conjunction with the BLPA. The program shows where our lake is positioned on three important measurements of water quality: 1) total phosphorus; 2) chlorophyll “a”; and, 3) organic carbon.

Données physico-chimiques - Été 2015

Date	Phosphore total (µg/l)	Chlorophylle a (µg/l)	Carbone organique dissous (mg/l)
2015-06-14	8,0	3,8	3,1
2015-07-27	4,7	1,4	3,3
2015-08-16	2,7	0,96	9,3 *
Moyenne estivale	5,1	2,0	3,2

* Valeur rejetée (exclue du calcul de la moyenne)

Classement du niveau trophique - Été 2015



As shown in the preceding table, we had one abnormally high measurement of total phosphorus in the sampling of June 14th (8.0 µg/l) which lead to a higher than usual average phosphorus level of 5.1 µg/l versus the historical average of 3.1 µg/l. It could have been that the June sample was compromised or contaminated. We also had one sample of organic carbon which was rejected. Nevertheless, the results indicate that the lake continues to be in the oligotrophic phase of its life.

Our RSVL programme last summer did not include transparency tests however we will be bringing back these tests this summer as they are an important indicator of the state of the lake. We also conducted the annual fecal coliform tests at various points on the lake as well as the outlet stream. The results in the lake were excellent once again.

With the exception of the one high phosphorus sample of June, the results of all the 2015 water tests were very good and the quality of water in the lake remains excellent. We will continue to monitor these parameters this coming season under the RSVL program with the BLPA and within the CCE's own water testing program to further build our database of water test results. Our water quality consultant, Dr. Gertrud Nürnberg has provided some guidelines on how to improve our water testing protocols and we will be implementing her recommendations this summer. A renewed focus will be put on the main tributaries of the lake.

The complete 2015 Water Quality report will be available soon on the Town website. I encourage you to review it to familiarize yourselves with the type of testing we are doing and the results. We are very fortunate to have a lake with such pristine water quality.

You can also see the summary results of the RSVL program at the following link:

<http://www.mddelcc.gouv.qc.ca/eau/rsvl/index.asp>

Thanks again go out to Lea Hardcastle for her efforts with the water quality programme.

Shoreline Restoration

Besides our annual water testing program, we will continue to focus efforts on protecting the shoreline around the lake. The town will be assisting in this initiative by informing and educating citizens whose shorelines were deemed "highly disturbed" by Biofilia in their 2013 study. Property owners will be reminded about the provincial (and therefore municipal) requirements for shoreline restoration*. We will also monitor our prior year planting sites. * see article by Dave Williams Roy later in this bulletin.

Light Pollution

As announced in the last bulletin, we will be working with our building inspector and colleagues in the CCU to ensure that exterior lighting by-laws are respected. The proliferation of high powered solar lights around the shoreline is, in the opinion of many, disturbing the environment! This will be one of the topics for discussion at the upcoming town hall meeting on June 18th.



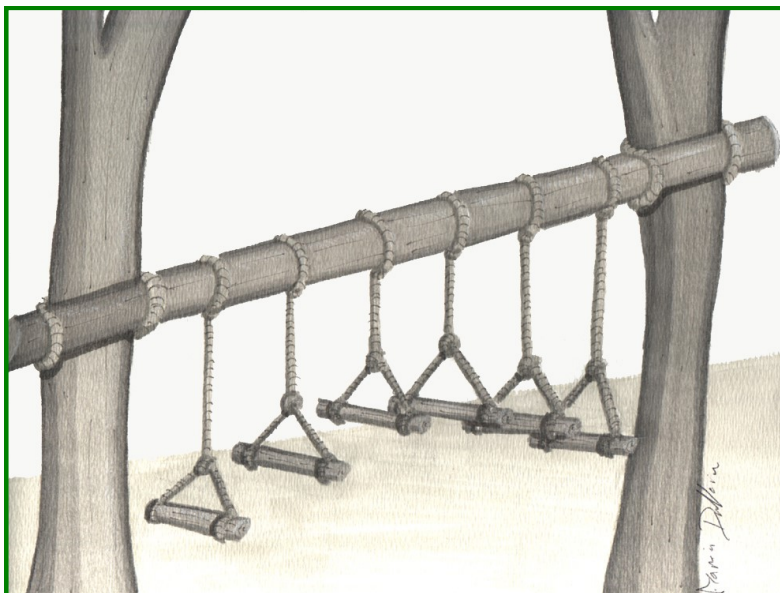
Mini Echos of Barkmere

By: Chantal Raymond

As I started working on the communications portfolio when we were elected in 2013, it became clear rapidly that there was room for improvement in terms of fresh information. I am proud today to have been part of developing *The Echoes of Barkmere* and a new website, more interactive and hopefully, with your help, that will get even better in time. So please, do not hesitate to send your comments or suggestions our way. Check it out at www.barkmere.ca

Also, the town wanted me to develop a volunteer base. Indeed, the town is often in need of volunteers to help out, be it with plant distribution, social gatherings or general help. We are a small community, so any help you can give is always very much appreciated. Please go on our website at www.barkmere.ca and complete the form by using the link on the *Home* page.

As spring is springing, I have been working on improving the new trail on Goulden Island. This year, the town council wants to put three «rope and wood» games on the path to entice young and not-so-young people to exercise. In the coming weeks, a specialist will be coming to study what type of games we will be putting, depending on the topography of the trail. We'll let you know when they are ready.



Example of a rope and wood game (The squirrel)



Town Hall Meeting on Urban Planning

June 18, 2016 at 10:00 AM

By Stephen Lloyd

Can't get enough of urban planning discussions in Barkmere? You are not alone – urban planning and the future of our zoning rules remains a hot topic among many of our citizens.

As promised last fall, we will have an open forum on urban planning on **June 18, 2016 at 10:00 am** at the Barkmere Community Centre. All are welcome to attend.

There are no draft by-laws on the books at this point; this is not a public consultation as required by law. We are instead looking to hear generally from our thoughtful citizens as to what they think of some of our key rules in place now and how these rules will or could shape the future of Barkmere.

The Town Hall session is intended to **BE**:

- ♦ a chance to exchange and listen respectfully to ideas and to help plan the general rules which should apply to all our citizens;
- ♦ a chance to learn about urban planning and about the different elements of our community;
- ♦ for both residents of the village sector AND lake residents.

The Town Hall session is intended **NOT** to be:

- ♦ a forum to criticize your neighbours;
- ♦ a platform to discuss the particularities of one's own individual situation;
- ♦ too long! While we want everyone to have a chance to be heard, we should be done by lunch ;-)

In order to structure the meeting a little bit, there will be 4 blocks of discussion:

- ⇒ We will start with an explanation of the detailed current rules applying to **grandfather rights**. What are grandfather rights? How do they apply in the contexts of renovation vs. enlargement vs. replacement or reconstruction? How do they apply differently, depending where the non-conforming structure is located on a lot? How are the rules different as between main buildings and “accessory buildings”, such as sheds, boathouses or bunkies? After we cover the current rules, there will be time for general discussion.
- ⇒ The second block will cover **exterior lighting**. Again, we will cover the rules currently in place (see the box below) and then discuss in light of current practices.
- ⇒ The third block will deal with the issue of the mix within Barkmere’s housing stock of **seasonal vs. all-season residences**. What are the current rules regarding construction of main buildings? What is the current mix of all-season vs. seasonal homes? How does that affect the level of municipal services that need to be provided, now and in the future? How does that affect the tax burden on the citizens required to pay for those services?
- ⇒ Finally, the last section will be set aside for any **miscellaneous urban planning issues** that citizens would like to discuss. Don’t be shy!

If you cannot be there on June 18, or if you would prefer to put your thoughts in writing, please send us your input to communications@barkmere.ca

We look forward to seeing you on June 18!

Summary of the current rules in Zoning By-law No. 201

(Sections 4.8.1 and 4.9.1 (5)(f) and 5.3.11) regarding Exterior Lighting:

1. For each lot, a total of **up to 3** (or 4, in the English version!) exterior lights are allowed to be mounted on a structure. Lights set on a dock or boathouse are not included in the count.
2. In addition to the exterior lights permitted under the first Section, **up to 4** (2 in the English version!) standing or ground-based exterior lights are permitted per lot. The maximum height of these lights is 1.83 meters.
3. The exterior lights are required to be covered and focused towards the ground or towards the construction they are supposed to be illuminating.
4. Exterior lights are in no case to be projected upwards or in such a way that they cause any glare for users of the lake or the road system.
5. No lights are allowed on floating rafts.
6. Lighting private driveways is prohibited.



Navigation and Public Security

By: Tim Kalil

As we begin a new summer season on Bark Lake, it is a good time to remind all about the laws and legislation governing small craft operation in Canada.

Anyone wishing to operate a motorized watercraft is required to hold a valid Canadian boat operator's license, and will need to have this permit with them while operating the watercraft. The Sureté du Québec are responsible for law enforcement on the water, and they require you to carry the original permit, as photocopies are not accepted. Failure to present your license upon request will result in a fine.

Along with your license, all watercraft are required to have valid registration numbers, registration certificate, and to carry the necessary safety equipment, gear and navigation lights, depending on the size of the watercraft. All information on licensing, registration, and safety gear is easily accessed on the internet, and can help keep you safe in the event of an incident on the water, and having the necessary gear will avoid expensive fines. As usual the SQ will conduct random visits to the lake, and will be happy to accommodate offenders with hefty tickets for non-compliant operators and watercraft!

Besides the required course, and knowledge required to obtain your boater's licence, a bit of common sense and manners are a big asset when operating a boat. Always yield to smaller, slower, or un-powered boats, as they have the right of way. Always cross behind slow moving or un-powered boats, such as canoes and sailboats, and never cross in front of them. When meeting oncoming traffic, always keep right, as you do in a car. This applies everywhere, but especially in the narrows, where on-coming boats have been seen passing each other on the left!

Always be aware of your boat's wake and it's impact on others. You are responsible for your boat's wake and the danger or damage it may create for others.

Boat operators are not permitted to practice wake-boarding on Bark lake, and the reasons are obvious. This activity creates huge wakes that can overturn canoes and kayaks, and can damage docks, docked boats, and degrades the shoreline. Wakeboarding is a very selfish act, which puts the participants interests above those of neighboring residents, and it harms the shoreline and the animals that live and nest in the shoreline. Fortunately we have very,very few residents who have participated in this in the past, and with a bit of education, our goal is to have no further wakeboarding occur.

We wish everyone a happy and SAFE summer on the waters, and encourage everyone to enjoy the beauty of the lake without causing it any harm.



For the Future of Barkmere

By: Luc Trépanier

Six or seven years ago, the municipal office of the Town of Barkmere moved to... Barkmere. After 80 years of having the Town managed from Montreal, it was decided to bring the Town administration to Barkmere itself, a just and respectful move for its residents, permanent and seasonal. For a few years, the Town had also hired employees who needed to work at the municipal office, instead of their own homes, again a situation that was judged healthier for the Town. However, the "Town Hall", as it came to be known, was the former garage of Edward Miller renovated for that usage, which proved to be not only inadequate, but dangerous for the health of our employees and citizens.

The prevailing odour of decomposition proved to be caused by mould and mushrooms growing in the floor and the walls and every snow melt and heavy rain filled the ceiling with water, which would then drip for days on the heads of our staff. And just to make things worse, that ceiling was insulated with a product, now prohibited, containing asbestos. Both staff and visiting residents justly complained about this state of affairs. Questions were asked at the meetings of the Council. Something had to be done.

Without any money in the coffers of the Town at that moment, the Council started budgeting to generate a surplus each year that would allow repairing the building, and making it suitable as a municipal office and for its employees. However, degradation ran faster than the creation of the fund. After a few employees resigned, pointing out the poor working conditions as one of the main reason for their departure, the Council hired an external building expert to review what needed to be repaired and give an estimate of costs. At the same time, the expert was asked to evaluate the "Community Centre", which had been built a few years before. While that building was newer, it had also started to develop a mould problem. Some concerned citizens had pointed out, and the expert confirmed, that as a public building, it was actually illegal, as there was only one fire exit and no washroom. For that reason, we could never allow events to be held officially in the centre, which many citizens pointed out as a shame. And as a Town, we have to provide an emergency shelter in case of disaster (like an extended power failure), a role that this centre obviously cannot provide.

The expert reached his conclusion rapidly. For both reasons of costs and the legal requirement for municipal buildings to respect the code for public buildings, it was better to simply demolish the "Town Hall", whose condition was deemed beyond any reasonable efforts to repair. The expert recommended building a new municipal office, combining it with a new "Community Centre", as that building would also be very costly to repair and bring to standards.

Fine, but we had barely started to build up a fund just to renovate the buildings. How were we going to find money for a brand new building? And all during that time, the provincial government was pressuring the Town to renovate the dam at the outlet of the Lake, to have it meet the new requirements of the Dam Safety Act following the flooding disaster of Saguenay in 1998, a project that had been estimated at \$450,000 by an engineering firm. A building that would meet the standards of the building code for such public edifice would probably cost more than \$500,000.

The Council and the Town employees started pouring over governmental grant programs to see if we could benefit from a subsidy to help us give our Town a municipal building that would meet its minimal needs. We

finally found a program, the PIQM, which could subsidize the construction at 65%. However, the program was almost depleted, and there were still well over 100 municipalities in Quebec that had presented grant requests. Chances that Barkmere would get a penny out of this program were slim to non-existent. However, we persevered and Councillor Marc Fredette with the then Director General Katia Morin put together a file demonstrating the need for Barkmere to get a new municipal building, along with a financial plan for the project. After the file was sent to Quebec City, Councillor Stephen Lloyd and I started making phone calls, meeting government representatives and with the help of the office of the MNA of Argenteuil, we ended up in the list of the 10 finalists, from which only 3 municipalities would receive a grant. On a cold Sunday afternoon in the Fall of 2014, the Council of Ministers meeting in Quebec City decided in our favour.

Armed with that grant and a sufficient surplus in the Town's coffers, we could start planning for a new building, with the help of a firm specialized in municipal building projects. After a tender on invitation, the Council granted the architectural contract to Parent-Labelle Architectes, a firm from Mont-Tremblant, and also hired 2 engineering firms for the electrical, mechanical and civil engineering aspects of the project. To respect the requirements of the PIQM program, the plans and estimates had to be presented to the Ministry of Municipal Affairs for the end of September 2015. A committee formed by Councillors Tim Kalil, Bruce MacNab, Marc Fredette and myself, as well as newly hired Director General Steve Deschenes, met with the architects to design a small building which would meet the needs of the Town for both a municipal office and a community centre.

We also had to find a suitable site for the new building, using land already owned by the Town, to avoid spending money acquiring land. Three possibilities existed: the current location of the "Town Hall" (which has been replaced since 2014 by a construction trailer, as the Quebec Workers Compensation Board shut down the old building as a health hazard), or on land to the left or the right of the parking lot at the landing.

The current site was quickly abandoned as a realistic possibility by the architects, as it would involve using a lot of dynamite to open up the mountain, in order to respect the current setbacks from the road and avoid the water infiltrations which caused the mould issues in the first place. They recommended that the Town also keep the "Community Centre", which they deemed to be a very solid building that could remain standing for many more years. While its use as a community centre was not appropriate, it could be converted into a "municipal garage", since the Town's equipment has been scattered around for years. This garage could also serve to store the municipal boat during the winter season. Finally, the committee of councillors also wished to bring the municipal offices closer to the "action" of the landing area.

The site to the right of the parking (facing the Lake) was deemed adequate, but would require moving the garbage container area and part of the parking lot (which is already running out of space on some weekends). Being mostly flat, that area could also serve as a parking lot expansion for a relatively low cost.

For these reasons, in the end, the architects recommended to use the site to the left of the parking lot (facing the Lake). The topography of the land could accommodate a cheaper two storey building, using the natural difference of levels to have two entrances at "ground level". A two-storey building also reduces the footprint, at a somewhat sensitive location. The building could be more "hidden" in the trees, while still be located in the heart of the action at the landing. No need to cut down more trees for parking spaces around the municipal offices either.

Preliminary plans and the review of these options were presented during a public meeting in July 2015. You can view in these pages the plans of both the ground office floor and the community centre on the second floor. The architects have designed the spaces to be minimal, to accommodate the municipal functions: a

reception area that can accommodate two visitors, two office spaces for the full-time employees, a smaller office for multiple uses, a washroom and a room for the municipal archives. These spaces define both the size of the building itself and the size of the community centre above. The old public toilet to the left of the landing is also being replaced with two modern washrooms, accessible for people with reduced mobility. As for the community centre, we added a small kitchen that can double as a “bar”, for social events. The committee of the Council strongly believed in making this public space available to all residents of Barkmere, permanent and seasonal.

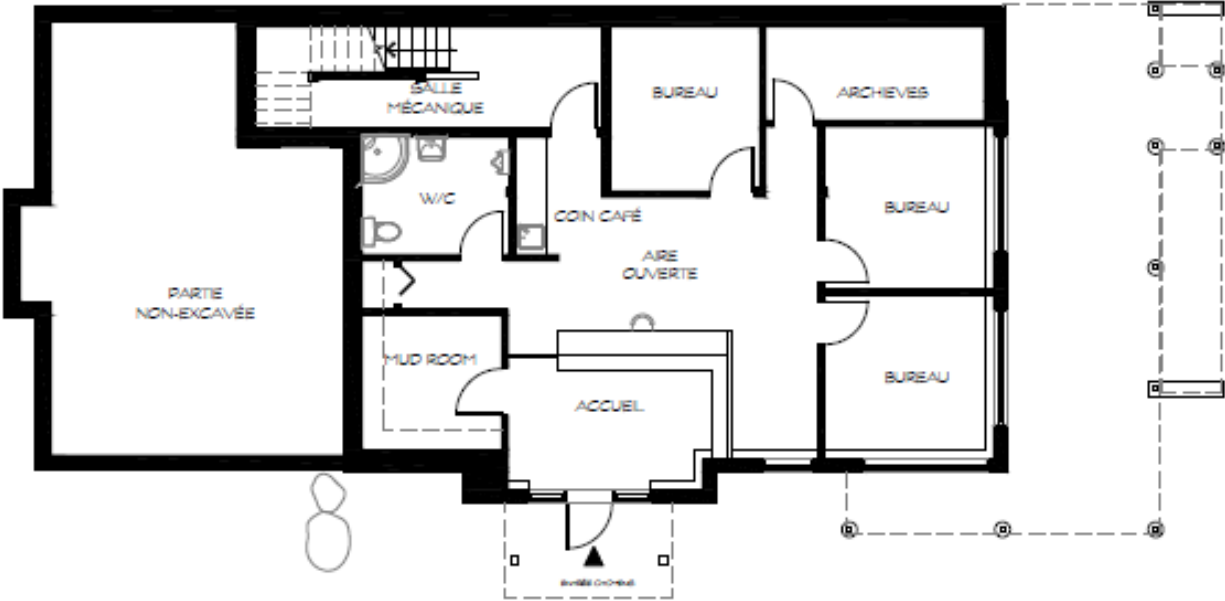
Some concerned citizens have asked why would Barkmere, a small Town, require such a costly Town Hall and Community Centre? Regarding the costs, it is clear that the requirements of the building code of Quebec for public building raise the cost of the project, and we cannot really do anything about it, the project being subsidized by the Quebec government. However, these requirements will also make the building structurally sound and provide for a longer life. To allay some fears, I invite you to read the article of Councillor Marc Frette in this bulletin explaining how this infrastructure will be built at almost no cost to the taxpayers, with the probable obtaining of another grant that will cover most of the remaining 35% not already covered by the PIQM grant.

Since its beginnings in 1926, the Town of Barkmere has remained the best tool for our community to protect the Lake, its environment and our way of life. Many residents around lakes in the Laurentians have an association, like our own BLPA, but unlike here in Barkmere, they are seldom heard by the various municipal administrations, whose objectives of development run counter to the wish of having a small peaceful community, living in harmony with nature. Lakes in the Laurentians are prime real estate, whose development provides a large chunk of the tax revenues of these municipalities.

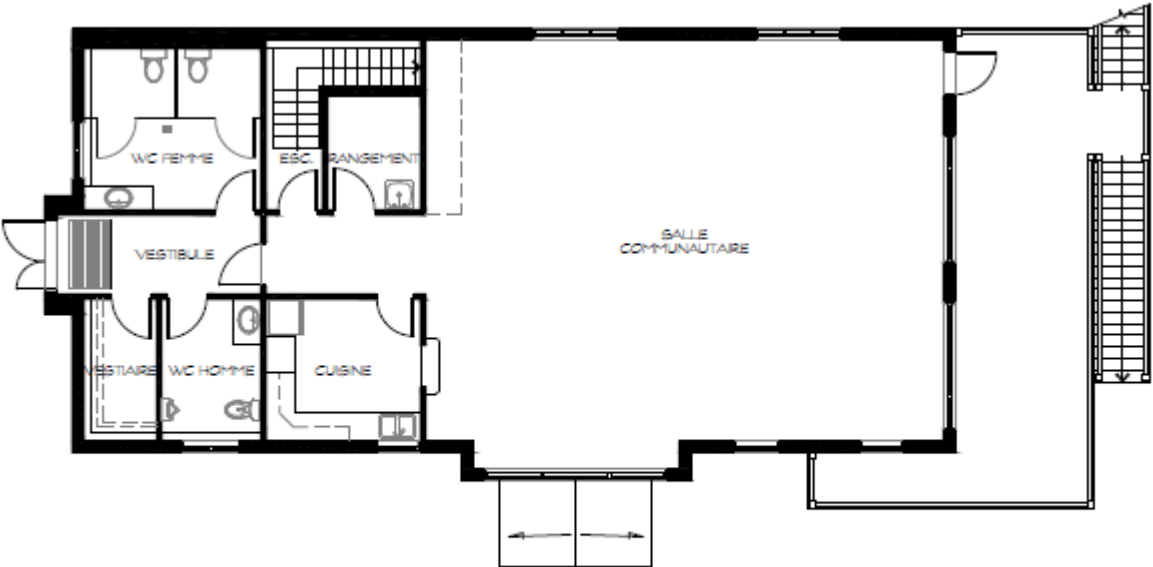
As I have said and written since I decided to run for Mayor in 2009, the future preservation of our natural jewel goes hand in hand with the preservation of our Town. The biggest risk to our way of life (and low tax rates!) remains a merger with the surrounding municipalities. In 2016, we still have to prove to the Quebec Government that we can BE a Town, and meet all the requirements of such. Having a decent Town Hall and Community Centre, even if modest in size like this project, is part of our efforts to remain a fully functional Town. As a responsible Town Council, we had to make the right choices for the next 40 or 50 years. We view this new municipal building as the symbol of our strong community and commitment to the future, as well as a beautiful heritage for the future generations of Barklakers. And unlike other public projects, this heritage comes without the usual financial burden for these future generations.

I am very thankful to my fellow Councillors who worked hard, voluntarily, to make this project a reality, as well as to the employees, present and past, who silently contributed many hours to make this all happen. As you are reading these lines, the construction may have already started, by Groupe Laverdure, the construction company of Mont-Tremblant who finally won the public tender held this winter. I invite you to watch its progress throughout the summer, and feel proud of what a small community like ours can achieve, by sheer will and commitment.

On the next page, you will find the plans of the two floors of the Municipal Building.



SERVICES MUNICIPAUX
PLAN DU REZ-DE-CHAUSSÉE
1
A1



SALLE COMMUNAUTAIRE
PLAN DE LÉTAGE
1
A2



Cost and Financing Overview of the Municipal Building

By: Marc Fredette

As discussed over the past few years, the Town of Barkmere has analyzed the construction of a new municipal building to replace the existing community center and town hall. It's not by choice but by necessity given the state of the existing buildings. There are numerous qualitative reasons supporting the new municipal building and they are well explained in the Mayor's article in this bulletin. The purpose of this article is to provide a quantitative overview, more specifically, a cost breakdown followed by a description of possible sources of financing.

How much will the new Municipal Building cost?

We have budgeted total costs to reach \$843,060 made of six major components as explained in the table below. This table shows the costs breakdown starting with total costs including taxes. The Town gets a refund for taxes paid (100% of GST and 50% of QST) and should be analyzed on an after-tax basis as shown in the right column below. The left column includes all applicable taxes. Please note that the construction costs provided via the tender offer include taxes.

Budgeted Costs of the Municipal Building				
	Total	Refund for taxes paid		Total
	Taxes Included	GST (@100%)	QST (@50%)	Net of taxes
Groupe Laverdure	\$ 689,022	\$ 29,964	\$ 29,889	\$ 629,169
Less: Surety bond from Tétris	\$ 12,547	\$ 546	\$ 544	\$ 11,457
Net construction costs	\$ 676,475	\$ 29,418	\$ 29,345	\$ 617,712
Professionals	\$ 94,048	\$ 4,090	\$ 4,080	\$ 85,878
Arts	\$ 13,416	\$ 583	\$ 582	\$ 12,251
Interest	\$ 37,664	\$ -	\$ -	\$ 37,664
Other	\$ 14,142	\$ 615	\$ 613	\$ 12,913
Subtotal	\$ 835,745	\$ 34,707	\$ 34,620	\$ 766,419
Contingency @10%				\$ 76,642
Budgeted costs of the Municipal Building				\$ 843,060
<i>Note: Figures may not add due to rounding.</i>				

1-Construction costs

This segment represents a substantial portion of total costs. This is effectively the price to pay to have the building completed and fully functional. Originally, as required by law, the Town had selected Tétris Construc-

tion as the lowest bidder for \$676,475 taxes included after a formal tender offer. However, as explained at the May 2016 council meeting, due to Tétris's inability to provide the required bond, which resulted in a breach of contract, the Town selected Groupe Laverdure as the next lowest bidder for \$689,022 taxes included. The difference of \$12,547 will be paid by Tétris's insurance company and will not affect the net construction costs to the Town. Therefore, the net construction costs amount net of taxes is budgeted to be at \$617,712.

2-Professionals

This segment is for professionals assisting the Town in many aspects including architects, engineers, surveyors, and archaeologists. A significant part of the work was performed before the tender offer in order to provide a detailed road map to mitigate the construction risk. We have budgeted \$94,048 of which \$77,864 has been spent so far. Some of these professionals, such as the archaeologists, are required under the grant application process. The total net of taxes is budgeted to be at \$85,878.

3-Arts

Under the public art integration policy of the province of Quebec, the Town is required to spend a specific percentage on arts created by approved artists from the region for public construction projects. For our purposes we have budgeted approximately 1.5% or \$12,251 net of taxes.

4-Interest

We expect the construction period to go from May 2016 to October 2016 and the payment cycle to go to February 2017. During that period, the Town will pay its suppliers such as Groupe Laverdure according to the completion of the construction. Therefore, the Town will disburse the municipal building costs before obtaining the grants. We assumed the Town incurs \$37,664 in interest expenses. We believe this amount is very conservative given that the Town has \$200,000 in GICs coming due on July 18, 2016 and from recent preliminary indications of interest rates from two local financial institutions.

5-Other

This line item includes the demolition of existing town hall and reconnection of the fiber optic line for a total of \$14,142 or \$12,913 net of taxes.

6-Contingency

We have assumed a cushion of 10%, or \$76,642, in case of unforeseen events. Such events may include higher demolition costs due to asbestos contamination, higher costs related to finding drinkable water and some dynamiting due to different soil composition from earlier test. A contingency amount is not meant to be spent but to provide some flexibility in the event of urgent requests.

How will the Town pay for the new Municipal Building?

As mentioned above, the budgeted total cost is \$843,060 and that's a significant amount for Barkmere. Without grants, it would have been impossible to financially support this project. We have worked very hard to secure a grant under the infrastructure programme (PIQM). On April 29, 2016 our Mayor, Luc Trépanier, received an official letter from Mr. Martin Coiteux, Minister of Municipal Affairs and Land Occupancy, confirming the amount of the grant for \$510,738 representing the maximum of 65% of the admissible costs of \$785,751. The major difference between the admissible cost and the Town budgeted cost is related to a contingency amount of \$32,152 instead of \$76,642 in the Town's budgeted amount. Under the grant's admissible costs calculation, the contingency is capped at approximately 5% of the construction costs. We will keep the lower amount in mind during the construction period since any excess may not be admissible to the PIQM grant.

We have also secured a small grant under the pacte rural for \$16,583. Under the PIQM we are allowed to get additional grants from other programmes of up to 95% of admissible costs if federally funded and 80% if provincially funded. We are in discussions with the government of Québec to clarify the applicable cap and are looking at different scenarios as illustrated in table I on the next page. We are working to qualify under the TECQ (gas taxes programme) to get an additional grant of \$219,142 for a total of \$746,464 or 95% of admissible cost as detailed in the right column of table I below. The tricky aspect about the TECQ is that it is 30% funded by the province of Quebec and 70% by the federal. It is possi-

ble that the 80% ceiling applies providing the Town with \$628,601 in total grants as shown in the middle column of table I below. The key take away is a higher PIQM grant under a 95% scenario, versus an 80% scenario, would result in a grant that could provide the Town with an additional sum of \$117,863. We have set aside \$160,705 from the Town's surplus and assuming the Town does not get any grants under the TECQ programme, it would have to borrow \$155,034 as illustrated in the left column of table II below. If the Town obtains the full amount of the TECQ but capped at 80% under the PIQM, the Town would have to borrow \$53,754 as shown in the middle column in table II below. Finally, in the event the Town gets full grants of \$746,464 or 95% of admissible cost, it would have excess liquidity of \$64,108 as shown in table II.

Finally, the grant under the PIQM differs from typical grants in the fact that it is receivable over 20 years plus applicable interest via a financial institution. In essence, for the amount of the PIQM, the Town will have a secured receivable from the Québec government and a loan to a financial institution for the same amount. If the Town gets no money under the TECQ, its total debt would reach \$665,772 as shown in the left column of table III below. This amount is comprised of a 20-year loan for \$510,738 related to the PIQM, guaranteed by the province of Québec, and a short term loan of \$155,034 to be assumed by the Town. These figures are in line with bylaw 237 recently adopted. In the event the Town gets 80%, it would have a 20-year loan associated with the PIQM of \$392,876 and a short term loan of \$53,754 as shown in table III below. If the Town gets 95%, it would get a 20-year loan associated with the PIQM of \$510,738 and no short term loan assumed by the Town as shown in table III below. As indicated above, the 95% scenario would provide the Town with the maximum grant possible and would result in a high total debt level as shown in table III below. However, looking at it purely from a total debt perspective would be financially punitive given that the grant under the PIQM, which is payable over 20 years, is guaranteed by the province of Québec. Therefore, a key leverage figure is the net debt assumed by the Town. As illustrated in table III, the 95% scenario provides the Town with a net debt balance of zero (and some excess liquidity) while the 80% scenario with only \$53,754 in net debt.

These figures are conservative given that the contingency and interest amounts are assumed to be fully spent and the fact that a substantial portion of the professional costs has been spent already. The 95% scenario is the one we are aiming for which would result in no additional investment from the taxpayers of Barkmere while maintaining a healthy balance sheet for the future.

Financing Analysis of the Municipal Building

Table I - Grant Analysis

	Scenarios		
	No TECQ	PIQM @ 80%	PIQM @ 95%
TECQ	\$ -	\$ 219,142	\$ 219,142
Pacte rural	\$ 16,583	\$ 16,583	\$ 16,583
PIQM (A)	\$ 510,738	\$ 392,876	\$ 510,738
Total Grants	\$ 527,321	\$ 628,601	\$ 746,464

Note: Figures may not add due to rounding.

Table II - Short Term Debt Analysis

	Scenarios		
	No TECQ	PIQM @ 80%	PIQM @ 95%
Budgeted costs	\$ 843,060	\$ 843,060	\$ 843,060
Less: Grants	\$ 527,321	\$ 628,601	\$ 746,464
Less: Allocated surplus	\$ 160,705	\$ 160,705	\$ 160,705
Short term loan (B)	\$ 155,034	\$ 53,754	\$ -
Excess liquidity	\$ -	\$ -	\$ 64,108

Note: Figures may not add due to rounding.

Table III - Debt Break Down Analysis

	Scenarios		
	No TECQ	PIQM @ 80%	PIQM @ 95%
Total Debt (A+B)	\$ 665,772	\$ 446,630	\$ 510,738
Less: Debt guaranteed by Québec	\$ 510,738	\$ 392,876	\$ 510,738
Net Debt assumed by the Town	\$ 155,034	\$ 53,754	\$ -

Note: Figures may not add due to rounding.

The Inspector's Corner

By: Dave W. Roy

For several years, the various actors of water: municipalities, government, residents and lake associations, are increasingly aware of the richness that is the water in Quebec. This invaluable resource is now increasingly framed to ensure that this resource will be preserved for present and future generations.

At the regional level, Laurentian municipalities have voted by-laws to control and protect what can be done on the edge of streams, lakes and rivers to ensure their long-term preservation. This year, the Town of Barkmere renews its intention to strictly apply its by-laws to protect the shoreline.

When implanted in June 2009, the new regulation gave the property owners a delay of 24 months to replant the first 5 meters from the shore (*by-law #201, section 7.3.4*) when the vegetation did not meet all of the following provisions and which remain the current criteria:

- Shrubs should cover the entire area to be replanted and be planted in staggered (diagonal) at a distance of 1 meter from each other;
- The trees must cover the entire area to be replanted staggered at a distance of 5 meters from each other;
- And the herbs as plants and seedlings must cover the entire area to be replanted.
-

However, replanting the first 5 meters of your shoreline does not allow you to mow grass in the protected 15 meters of the shoreline, as well as clearing brush on your bank. The only exceptions to vegetation maintenance are explained in the bylaws.

In closing, revegetation of your bank must be done with native species listed in Annex 5 of our by-laws. In addition, all work in the shoreline, even planting vegetation, are subject to an authorization certificate issued by the town. Thank you for helping us to protect our wonderful lake.

I remain available to help you determine the limits of your shoreline. Feel free to contact me!

Dave W. Roy



No fireworks allowed on the lake !

As the summer season is starting and festivities might be in the planning, please take note that no fireworks are allowed on the lake (by-law 136). The 'heavy' metal contained in the sticks drops back in the lake and really contaminates fish and water. Moreover, it is a fire hazard.

Not only does fireworks have significant effects on air pollution but, of course, what goes up has to come down. Fireworks that fall to the ground contain residues of unburnt propellants and colourants, while particle pollution in the air eventually deposits on the ground or gets washed out by rain. Some of this finds its way into [lakes and rivers](#), where percolate, lead, chrome, mercury, etc. has been linked to health problems, causing limits to be set for drinking water. This is a major concern for [lakeside resorts](#). Many people at the lake drink its water.

INFORMATION ON CITY HALL

OPENING HOURS

June to October
Tuesday to Saturday: 9 AM to 4 PM

Telephone 819-687-3373
Fax 819-681-3375

Personnel:

Town manager/ Treasurer
Building inspector
Website:

Steve Deschenes 1-819-687-3373
Dave W. Roy 1-819-681-3374
www.barkmere.ca

(dg@barkmere.ca)
(inspecteur@barkmere.ca)

