



Presentation Fire Station and Town Hall (revised project)



Welcome!

28 november 2019



History and Context

Fire Station

The Fitch Bay fire station is obsolete and for the past several years, **no longer meets the standards** of the Commission for Standards, Equity, Health and Safety at Work (CNESST).

Current lack of space for fire trucks at the Fitch Bay fire station.

History and Context

Town Hall

The Town Hall at 778 Sheldon Road has been the subject of some analysis as to the **deterioration of the architectural structure (2010-2014)**.

- The structural capacity of the floor is **not currently adequate to ensure occupant safety**.
- The structural capacity of the floor **does not comply with the National Building Code**.

The town hall **does not have a universal entrance** to facilitate access for the elderly and people with reduced mobility.

History and Context (continuation)

Town Hall

Unsuitable working conditions for municipal employees (humidity, brightness, cold, lack of confidentiality, etc.).

Lack of space for parking and offices.

Strategic planning

New strategic planning 2019-2023: carried out with the citizens.

History and Context (continuation)

VISION

- Innovation, the quality of development and the vitality of its communities are at the heart of the identity of the Municipality of Stanstead Township.
- Haven of peace, harmony with the landscape, protection of the environment and the architectural heritage; these characteristics make it an exceptional place.

Economic development

1. The promotion and the development of tourist activities
2. The implementation of the Merchant Assistance Policy
3. The accelerate the undertaking of access to high speed internet throughout the territory

Social development

1. To have a road safety plan
2. To increase the sense of belonging
3. To attract new families
4. **The revitalization of village hearts**
5. **To improve recreational spaces**
6. **To counter the exodus of seniors**
7. **To improve communication with citizens**

We are currently working on it with this project.

Initial Project (Decembre 2018)

Fire station, town hall and multipurpose room **IN ONE BUILDING**

- ± 4 325 square feet : fire station
(excluded : wardrobes, washrooms, cafeteria/employee room, staircases, elevator)
- ± 4 300 square feet : town hall
- ± 1 900 square feet : multipurpose room
(excluded : washrooms and storage space)

2,6 M\$, excluding costs of repair to the town hall structure, costs of a community hall planning next to town hall and costs for the vocation change of the town hall.

➤ **TOWN HALL'S HERITAGE BUILDING WASN'T PRESERVED WITHIN THIS PROJECT.**

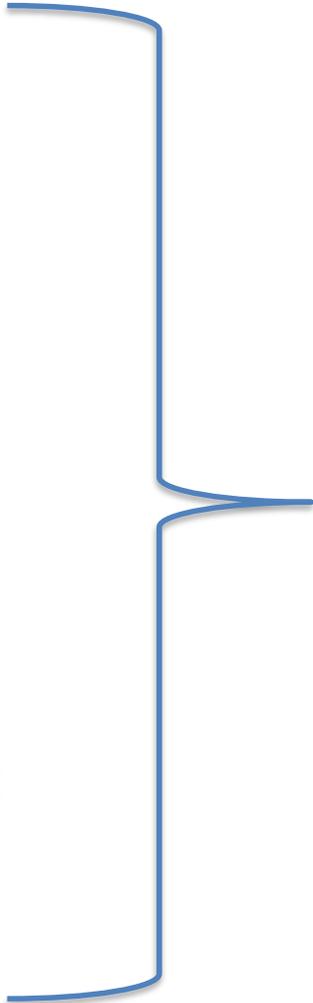
Review Process of the Project

Formation of a working committee

- Jean DesRosiers
- Francine Caron Markwell
- Andrew Retchless
- Christian Laporte
- Mary Cartmel

15 meetings

Solicitation of expert advice:
architecture, accounting,
construction, etc.



**CONCERNS OF CITIZENS
AND MUNICIPALITY ARE
TAKEN INTO
CONSIDERATION IN THE
PROJECT REVISION**

Project Review

CITIZEN CONCERNS (DEC. 2018):

Importance of **preserving the architectural heritage of the current town hall.**

Good assessment of citizens' **ability to pay** in the short, medium and long term;

What use would be made of the places that would no longer be used by firefighters and municipal employees, that is to say the current fire station and the current town hall? What would be the **renovation costs** of these buildings?

Project Review

CONCERNS OF THE MUNICIPALITY

Listen and respond to the will of our citizens by **preserving, inhabiting and maintaining the actual town hall** ,while building a **new fire station**.

Universal access to municipal offices for seniors and people with reduced mobility;

A **safe, healthy and motivating workplace** for municipal employees.

Address the lack of space and create a functional work environment.

Make sure town hall's expansion **respect heritage aspect of the building**.

Revised Project, at a Glance

One project on two sites:

New fire station with 4 doors, office and a multipurpose room all on one floor.



The renovation of the existing town hall including the addition of a new wing for offices and a parking area.



New Fire Station – What You Need to Know

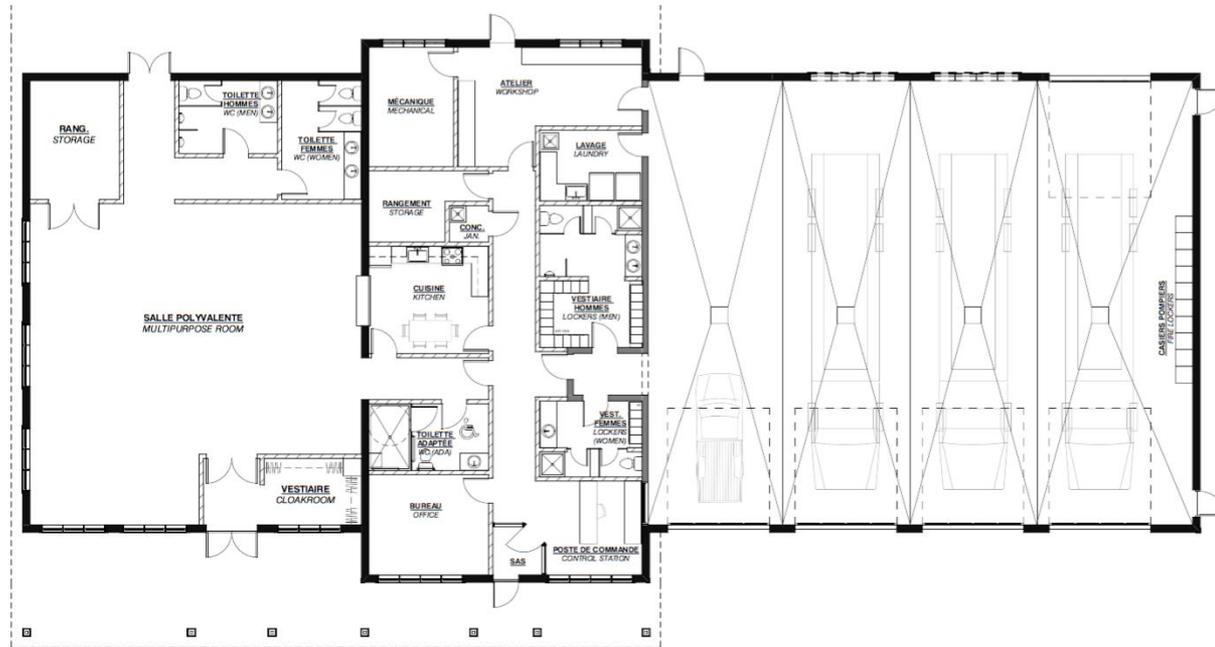
- **Several potential sites** were studied in terms of costs and surface area.
- The **identified land is owned by the municipality**, has no preparation costs (ex. decontamination).
- 19 firefighters (4 first responders) at the new fire station.
- 4 fire trucks and 1 boat permanently kept at the new fire station.
- The fire station serves the municipalities who are part of the Régie (when needed)

New Fire Station – What You Need to Know

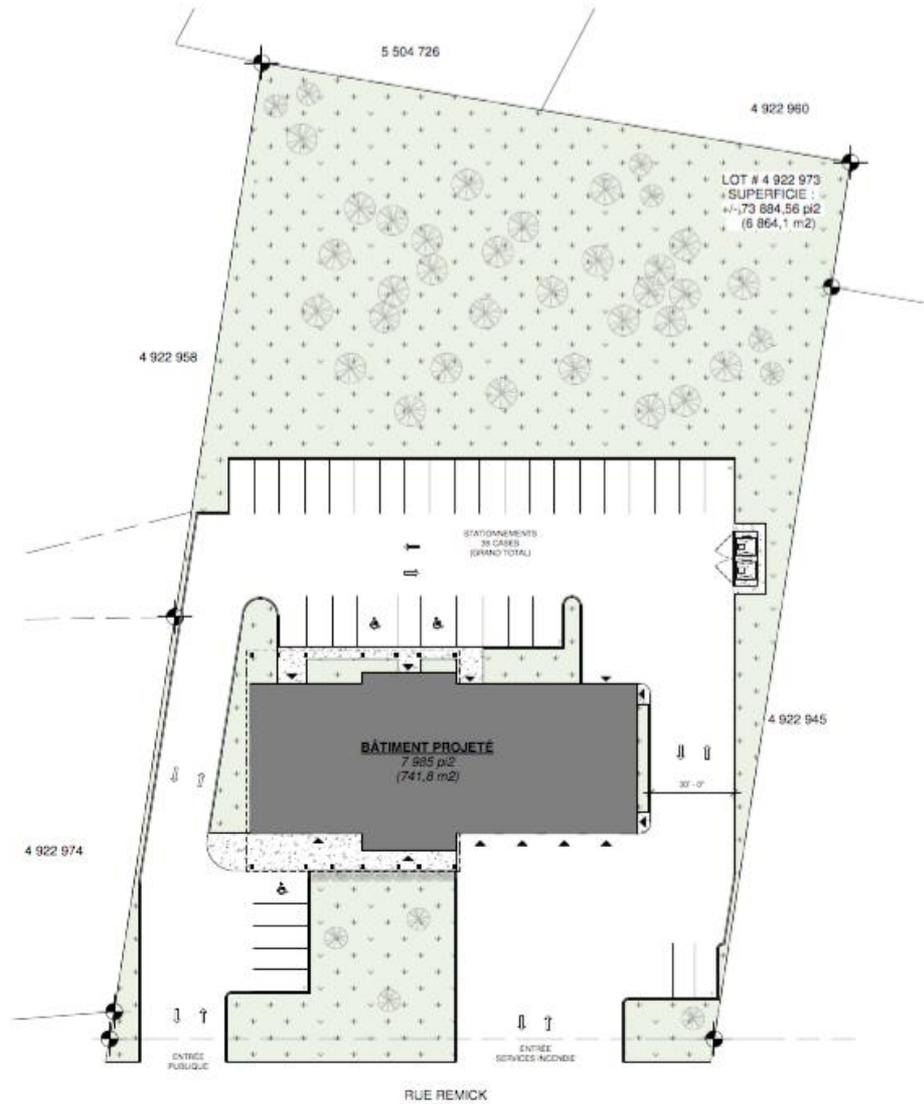
- The fire station will be the property of the municipality and the **Régie intermunicipale et de protection incendie Memphrémagog** will pay a monthly rent to the municipality.
- The old Fitch Bay fire station will be used as a **municipal garage** in order to store equipment.
- A part of the Georgeville fire station will be used as a headquarter for roadways. The other part will be used by the Régie (a fire truck and a first responders truck).
- The construction of the new fire station is planned for the **Spring of 2020** (considering the delays over the past year to build a station that meets the current normes).

New Fire Station

A SINGLE FLOOR	SURFACE AREA
Building	± 8 000 square feet
Garage of Fire Station	± 3 575 square feet
Multipurpose room Multiple uses: <ul style="list-style-type: none"> • Fire fighter practises • A facility in the event of natural disaster /emergency • Rental 	± 1 500 square feet for the room (wardrobe, washroom excluded) Approximately 90 persons on banquet style
Control post, office Cloakroom, kitchen, toilets and laundry Workshop, mechanical room and storage	± 1 200 square feet



New Fire Station



Renovation and Expansion of the Town Hall

– What You Need to Know

- 7 employees, 1 mayor and 2 interns currently work in the municipality using 5 offices and a reception area.
 - Mayor
 - General Director
 - Administrative Assisitant
 - Building Inspector
 - Environment Inspector
 - Head of Public works
 - Community Development Agent
 - 2 internes
- **Lack of space** for parking and **access for people with reduced mobility**
- The **demoliton of the current municipal garage** will be necessary for the construction of the new wing.
- Minimal tree cutting

Renovation and Expansion of the Town Hall

–What You Need to Know

GROUND FLOOR

- Municipal council room
- Conference room next to the municipal council room
- Small conference room with lunch space (DG's office)

BASEMENT

- Ventilated room for the archives
- Storage for materials (currently in a rented space at the church)
- Staff kitchen and washroom (if needed)
- Renovation of the building (increasing the load capacity of floor) and construction of the new wing, **Summer of 2020.**

Renovation and Expansion of the Town Hall

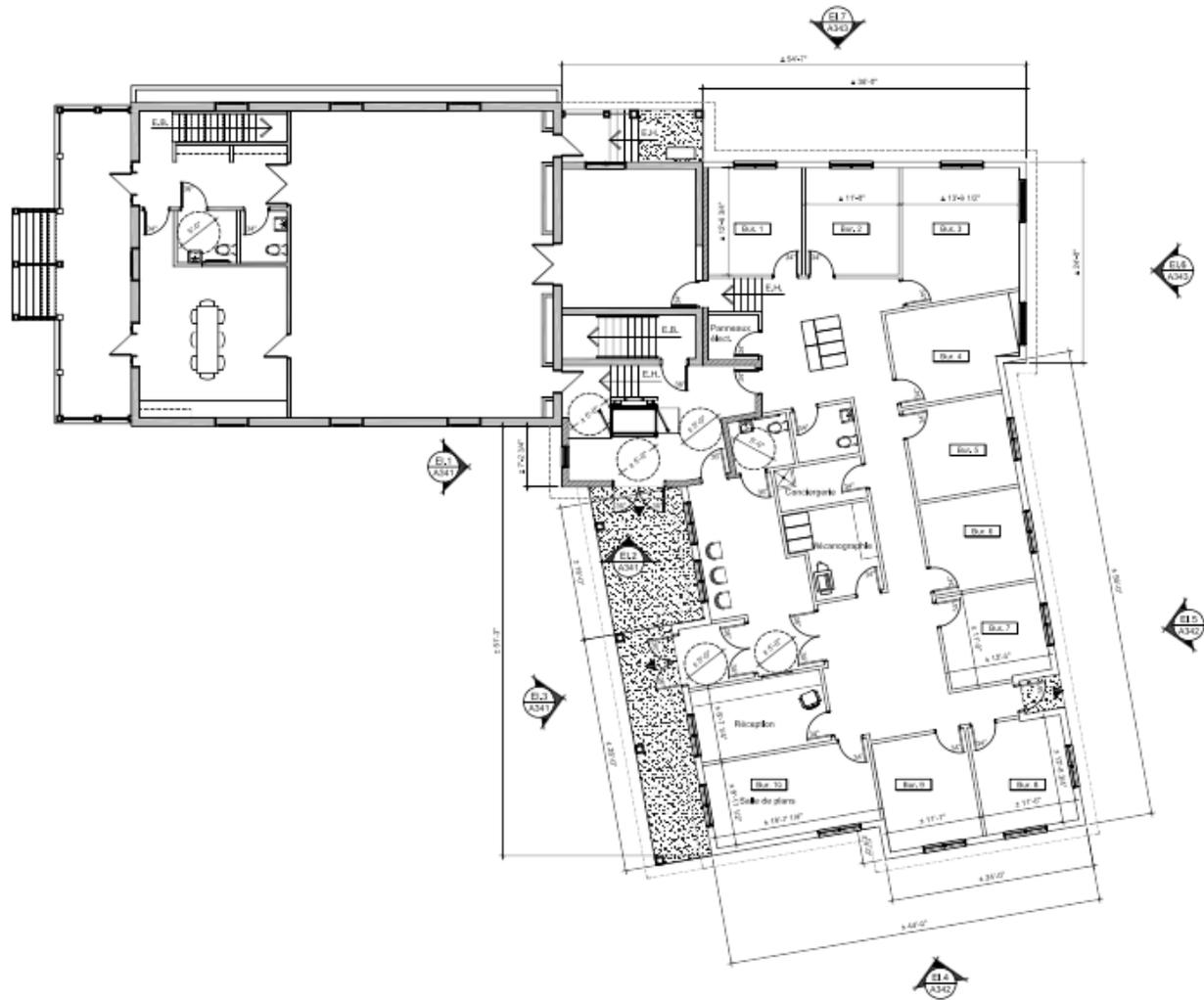
Components	Surface Area	Details
Current Building		<ul style="list-style-type: none"> • Structural work to be done on the load of the floor • Lower basement ceilings • Addition of a bathroom on main floor (universal access)
New wing		<ul style="list-style-type: none"> • Architectural harmonization • Universal access (reduced mobility)
Offices	3 525 p ² or less	<ul style="list-style-type: none"> • Healthy and pleasant workplace • 10 offices • A room for roadway plans
Parking		<ul style="list-style-type: none"> • 26 parking spots (+/- 15 extra spots) • 1 parking spots for people with reduced mobility and disabilities

Renovation and Expansion of the Town Hall

ARCHITECTURAL CONCEPT



Renovation and Expansion of the Town Hall



Project's summary

- **Preservation of a heritage building** to revitalize the municipality and make it a **dynamic workplace**.
- **New fire station** that responds to the **standards**.
- **Appropriate access** for persons with reduced mobility and the elderly.
- Increase of the number of **parking spots**.
- **Healthy environment** for our employees.

A PROJECT RESPONDING TO CITIZENS CONCERNS

Cost of the Project and Financing

	Cost	Details
New Fire Station	2 385 000 \$	Cost of building work Outdoor landscaping and civil Contingencies
	(207 000 \$)	- 50 % of the taxes
	2 178 000 \$	Sub-total
Renovation and extension of the town hall	1 376 000 \$	Renovation of the structure Enlargement (including demolition and furnishings) Outdoor landscaping and civil Contingencies
	(120 000 \$)	-50 % of the taxes
	1 256 000 \$	Sub-total
TOTAL	3 434 000 \$	

Cost of the Project and Financing

REALISTIC SCENARIO	Financing	Details
Use of the surplus	\$ 784 000	\$ 750 000 + \$ 34 000
Grant		Subventions potentielles (salle multi de la caserne)
Mortgage 3 %	\$ 2 650 000	25 years
TOTAL	\$ 3 434 000	

CONSERVATIVE SCENARIO	Financing	Details
Use of the surplus	\$ 784 000	\$ 750 000 + \$ 34 000
Grant		Subventions potentielles (salle multi de la caserne)
Mortgage 4 %	\$ 2 650 000	25 years
TOTAL	\$ 3 434 000	

Fiscal Impact

REALISTIC SCENARIO (3 %)	Financing	Details
Per part of \$ 100 /evaluation	0,02567	
House evaluation \$ 200 000	\$ 51,38	Impact fiscal par année pour un financement à 3% sur 25 ans.
Average house evaluation \$ 368 000	\$ 94,48	

CONSERVATIVE EVALUATION (4 %)	Financing	Details
Per part of \$ 100/ évaluation	0,02859	
House evaluation \$ 200 000	\$ 57,20	Impact fiscal par année pour un financement à 4% sur 25 ans.
Average house evaluation \$ 368 000	\$ 105,25	

Endettement actuel de la municipalité



Détail des comparaisons avec différents groupes

Données du rapport financier et du sommaire du rôle d'évaluation foncière 2018

	Municipalité	Classe de population	MRC	Région administrative	Tout le Québec
Investissements en immobilisations					
Valeur comptable nette / Coût des immobilisations	52,27 %	61,93 %	60,51 %	61,13 %	61,31 %
Acquisition d'immobilisations / Coût des immobilisations	2,64 %	5,96 %	5,02 %	5,62 %	6,79 %
Endettement					
Endettement total net à long terme par 100 \$ de RFU	0,05 \$	1,17 \$	1,01 \$	2,00 \$	2,17 \$
Endettement total net à long terme par unité d'évaluation	207 \$	1 638 \$	2 439 \$	4 716 \$	6 455 \$
Endettement total net à long terme par logement et local	309 \$	2 358 \$	2 894 \$	4 229 \$	5 328 \$
Service de la dette / (Charges nettes sans amortissement + remboursement de la dette à long terme + variation du fonds d'amortissement)	2,60 %	15,76 %	13,86 %	14,87 %	19,42 %
Dette à long terme / Actifs	7,53 %	20,48 %	25,90 %	28,34 %	35,44 %

Source : https://www.mamh.gouv.qc.ca/fileadmin/publications/finances_indicateurs_fiscalite/information_financiere/profil_financier/2019/PF201945025.pdf

Next Municipal Council Steps Regarding the Project

Date	Step
2 December 2019	Notice of Motion and Proposed Borrowing By-law (\$ 2 650 000)
16 December 2019	Adoption of borrowing bylaw

Closing Comments

Revised Projet :

- Meets the goals of the citizens and the municipal council
- Contributes to the development of our community
- Fiscally responsible

Thank you!

- To you, the citizens for your comments
- To the experts who accompanied us in the reflection
- To the members of council who worked very hard on the revision of this project



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Thank you!

28 November 2019

