

**CANADA  
PROVINCE OF QUÉBEC  
REGIONAL COUNTY OFFICE  
OF ARGENTEUIL  
TOWNSHIP OF WENTWORTH**

**BY-LAW NUMBER 2018-005**

**BORROWING BY-LAW TO DECREE A LOAN IN THE AMOUNT OF  
\$375,725 TO FINANCE THE CONSTRUCTION OF A NEW TOWN HALL**

**WHEREAS** the Council wishes to improve the quality of life for the citizens of the Municipality of the Township of Wentworth and the construction of a new Town Hall is necessary to accommodate the needs of the population;

**WHEREAS** the construction of a new Town Hall will regulate the various deficiencies of the existing building including confidentiality for its citizens, handicapped accessibility as well as public health and security concerns;

**WHEREAS** the current Town Hall does not have the space for enlargement of a reception area, office space, meeting rooms, handicapped restrooms and sufficient space for municipal archives;

**WHEREAS** the total estimated costs of the construction is \$1,047,523.00;

**WHEREAS** the Municipality of the Township of Wentworth has accumulated surplus and working capital to be applied to the cost of construction reducing the amount to be financed to \$375,725.00;

**WHEREAS** it is necessary to finance part of the construction by proceeding with a loan;

**WHEREAS** a notice of motion regarding the present By-Law was given at the Council meeting held on March 5<sup>th</sup>, 2018 and that the project By-Law was presented at the same meeting;

**THEREFORE**, it is proposed by Councillor Jean-Guy Dubé and resolved that the Council of the Municipality of the Township of Wentworth requests approval from the Minister of Municipal Affaires to give effect to this By-Law Number 2018-005 and orders and statutes as follows:

**ARTICLE 1**

The preamble of the present By-Law forms an integral part of the By-Law.

**ARTICLE 2**

The Council of the Municipality of the Township of Wentworth decrees by the present By-Law an expense of \$375,725.00 in order to finance the construction of the new Town Hall including architectural plans, landscaping, construction, and office equipment according to the cost estimates prepared by Mrs. Natalie Black, General Manager, Secretary-Treasurer, on March 27<sup>th</sup>, 2018 in Annexe "A" attached hereto and forming an integral part of the By-Law.

### **ARTICLE 3**

In order to finance the expense at Article 2, Council authorizes a loan up to \$375,725 over a period of twenty-five (25) years.

### **ARTICLE 4**

If any of the estimates in the present By-Law are higher than the actual cost, the excess can be used for any other estimates that prove to be lower than the actual expense.

### **ARTICLE 5**

To cover the expenses incurred in respect to the interest and capital repayment of the annual installments of the loan, it is by this By-Law imposed and levied, annually, during the term of the loan, on all taxable immovable situated on the territory of the Municipality of the Township of Wentworth, a special tax at a sufficient rate according to their value as it appears in the assessment roll in force each year.

### **ARTICLE 6**

Council will apply, to reduce the loan, any contribution or grant that may be given for the payment of part or all of the expenses at Article 2.

### **ARTICLE 7**

In case of difference between the French and English versions, the French version prevails.

### **ARTICLE 8**

The present By-Law will become effective according to the Law.

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**Jason Morrison**  
**Mayor**

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**Natalie Black**  
**General Manager, Secretary-Treasurer**

Notice of motion:	March 5 <sup>th</sup> , 2018
Project By-Law:	March 5 <sup>th</sup> , 2018
Adoption of By-Law:	April 3 <sup>rd</sup> , 2018
Public notice to eligible voters:	April 11 <sup>th</sup> , 2018
Registration process for persons eligible to vote:	April 19 <sup>th</sup> , 2018
Approval of MAMOT:	
Public notice of coming into effect:	

**“Annexe A”**

**Municipality of the Township of Wentworth  
Town Hall Project**

<b>Preparation of the Grounds</b>			<b>26 250 \$</b>
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<b>Cost of Construction</b>			<b>733 194 \$</b>
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<b>Security and Wiring</b>			<b>27 931 \$</b>
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<b>FURNITURE</b>	<b>N</b>	<b>\$/U</b>	<b>Total</b>
Work Station	4	3 700 \$	14 800 \$
Work Chairs	10	500 \$	5 000 \$
Visitors chairs and Wi-Fi Corner	5	250 \$	1 250 \$
Meeting Chairs	10	450 \$	4 500 \$
Stackable meeting chairs	10	150 \$	1 500 \$
Chairs for cafeteria and coffee corner	5	400 \$	2 000 \$
Meeting Table for 10	1	1 500 \$	1 500 \$
<b>Sous-total</b>			<b>30 550 \$</b>
<b>SIGNALISATION</b>	<b>N</b>	<b>\$/U</b>	<b>Total</b>
Identification of rooms and names	25	50 \$	1 250 \$
Plaques and signage	1	300 \$	300 \$
Logos at reception	1	1 500 \$	1 500 \$
<b>sous-total</b>			<b>3 050 \$</b>
<b>OTHER</b>	<b>N</b>	<b>\$/U</b>	<b>Total</b>
Television and cables	1	1 500 \$	1 500 \$
Refrigerator, MicroWave, Dishwasher	1	2 000 \$	2 000 \$
Water dispensor and coffee machine	1	1 000 \$	1 000 \$
<b>sub-total</b>			<b>4 500 \$</b>
<b>TOTAL FURNITURE AND EQUIPMENT</b>			<b>38 100 \$</b>

<b>Moving costs</b>			<b>10 000 \$</b>
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<b>Professional fees</b>			<b>78 738 \$</b>
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<b>Contingencies</b>			<b>83 548 \$</b>
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<b>Total</b>			<b>997 760 \$</b>
GST			49 888 \$
PST			99 527 \$
<b>Total Net</b>			<b>1 047 523 \$</b>

Prepared by:

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 Natalie Black  
 General Manager and Secretary-Treasurer  
 March 27<sup>th</sup>, 2018