



Deux-Montagnes Citizens' Summit

June 2, 2010



Deux-Montagnes Citizens' Summit

- For hundreds of years now, elected officials have been sounding out the general population...
- Because the people's representatives had to be consulted before making any decisions.
- Faced with such major decisions, the approval of citizens was deemed essential.





History of our city

I will only mention some important decades and major periods of development:

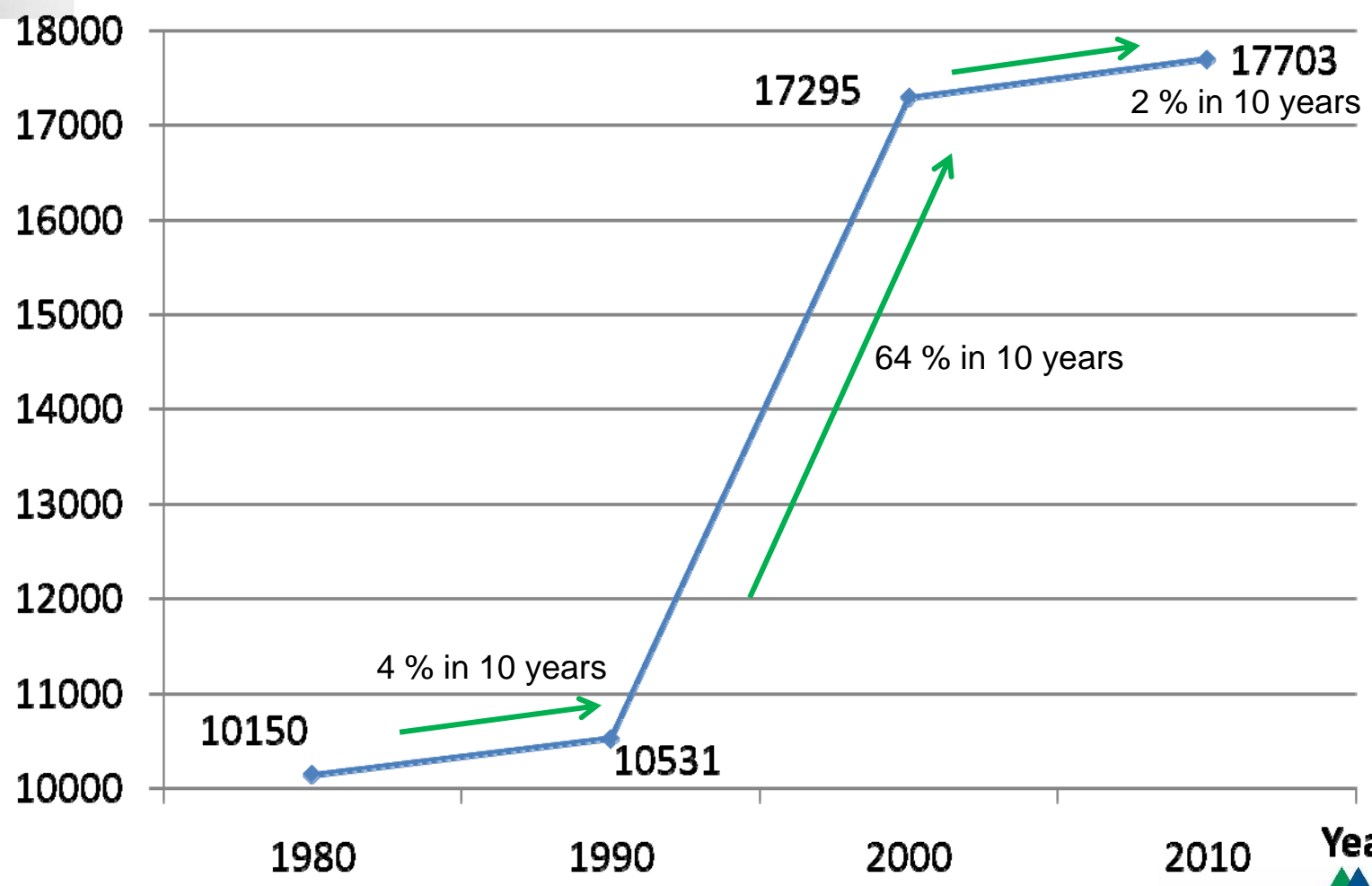
- Between 1800 and 1917: the Grand Moulin era
- In 1921: the city was called Saint-Eustache sur le Lac
- In 1931: construction of the present city hall
- In 1940: a resort location
- In 1950: commercial and community activities
- In 1960: important infrastructure work
- In 1963: Saint-Eustache sur le Lac becomes Deux-Montagnes
- In 1970: the golf course disappeared
- In 1980: major decisions pertaining to the development of the Coteau sector
- In 1990: the city undergoes a huge residential development and a new train station is built
- In 2000: real estate development comes to a stop
- In 2010: time for making choices...





Growth of the population

Nb of residents



Source : Gazette officielle



Deux-Montagnes : a bedroom community

Benefits:

- Tranquility
- Quality of life
- Access to natural environments parks etc.

Drawbacks:

- No retail industry
- No industries
- Municipal expenditures must be entirely assumed by the citizens





The presence of retail stores and industries: the influence on Deux-Montagnes revenues

Source of revenues from property taxes		Tax rat in 2009	% of revenues generated
Residential	95,31 %	\$0,94 / \$100	90 % of the tax bill
Commercial	3,93 %	\$2,40 / \$100	10 % of the tax bill
Industrial	0 %	\$0	

The commercial sector, even though it only represents 3.9% of revenues, generated 10% of these revenues and allowed for a 5% decrease in citizens' tax bills





The presence of retail stores and industries: influence on St-Eustache revenues

Source of revenues from property taxes		Tax rate in 2009	% of revenues generated
Residential	79,42 %	\$0,86 / \$100	64 % of the tax bill
Commercial	12,56 %	\$2,21 / \$100	26 % of the tax bill
Industrial	4,62 %	\$2,19 / \$100	10 % of the tax bill

Each residential citizen of St-Eustache pays 64% of the tax bill versus 90% of the tax bill for Deux-Montagnes residents, that is to say 26% less than the citizens of Deux-Montagnes.



The aqueduct systems : \$ 100 000

Cost for the citizens

In Deux-Montagnes :
\$ 90 000

In Saint-Eustache :
\$ 64 000



Average value of houses

Sainte-Marthe

Deux-Montagnes

Saint-Eustache

Boisbriand

Lorraine



\$ 179 043

\$ 184 344

\$ 190 756

\$ 223 286

\$ 303 746





Condition of infrastructures

- Underinvestment over the last decades and the present condition of infrastructures is representative of this situation.
- Metaphorically speaking, we are the owners of a house which is more than 50 years old...





Capital expenditures, 2010-2014

Buildings

Buildings	Costs
Canadian Legion	51 500 \$
Municipal garage	80 000 \$
Library	305 000 \$
Fire hall	313 000 \$
Police station	30 000 \$
Drinking water treatment plant	1 250 000 \$
Municipal court – archives	235 000 \$
Olympia	1 600 000 \$
Maison des citoyens :	3 500 \$





Capital expenditures, 2010-2014

Buildings

Buildings	Costs
Clubhouse at Olympia park	5 000 \$
City hall	109 000 \$
Swimming pool - filtration	1 500 000 \$
Maison des jeunes – clubhouse	500 000 \$
Petite école jaune	66 000 \$
Pumping station	390 000 \$
Pumping station – Larry-Cool	2 000 000 \$





Capital expenditures, 2010-2014

Infrastructures and road systems

Infrastructures	Costs
Sewer and aqueduct systems	9 200 000 \$
Oka Road	1 500 000 \$
20 th Avenue	1 000 000 \$
Boulevard des Promenades	2 000 000 \$
Rehabilitation of damaged catch basins and manholes	75 000 \$
Rehabilitation of sidewalks and curbs	150 000 \$
Sealing of cracks	100 000 \$
Upgrade to standard of waste snow disposal site	281 967 \$
Standardization of pluvial drainage on Cool and 28 th Avenue	580 000 \$
Lamp post at 9 th and Olympia Circle and 28 th Avenue	225 000 \$





Capital expenditures, 2010-2014

Infrastructures and road systems

Infrastructures	Costs
Upgrade to standard of the parway's bicycle path	25 000 \$
Sanding and painting the peeling lamp posts (approximately 40)	75 000 \$
Repair of level crossings	45 000 \$
Master plan for pavement management	80 000 \$
Aerated ponds	2 750 000 \$





Capital expenditures, 2010-2014

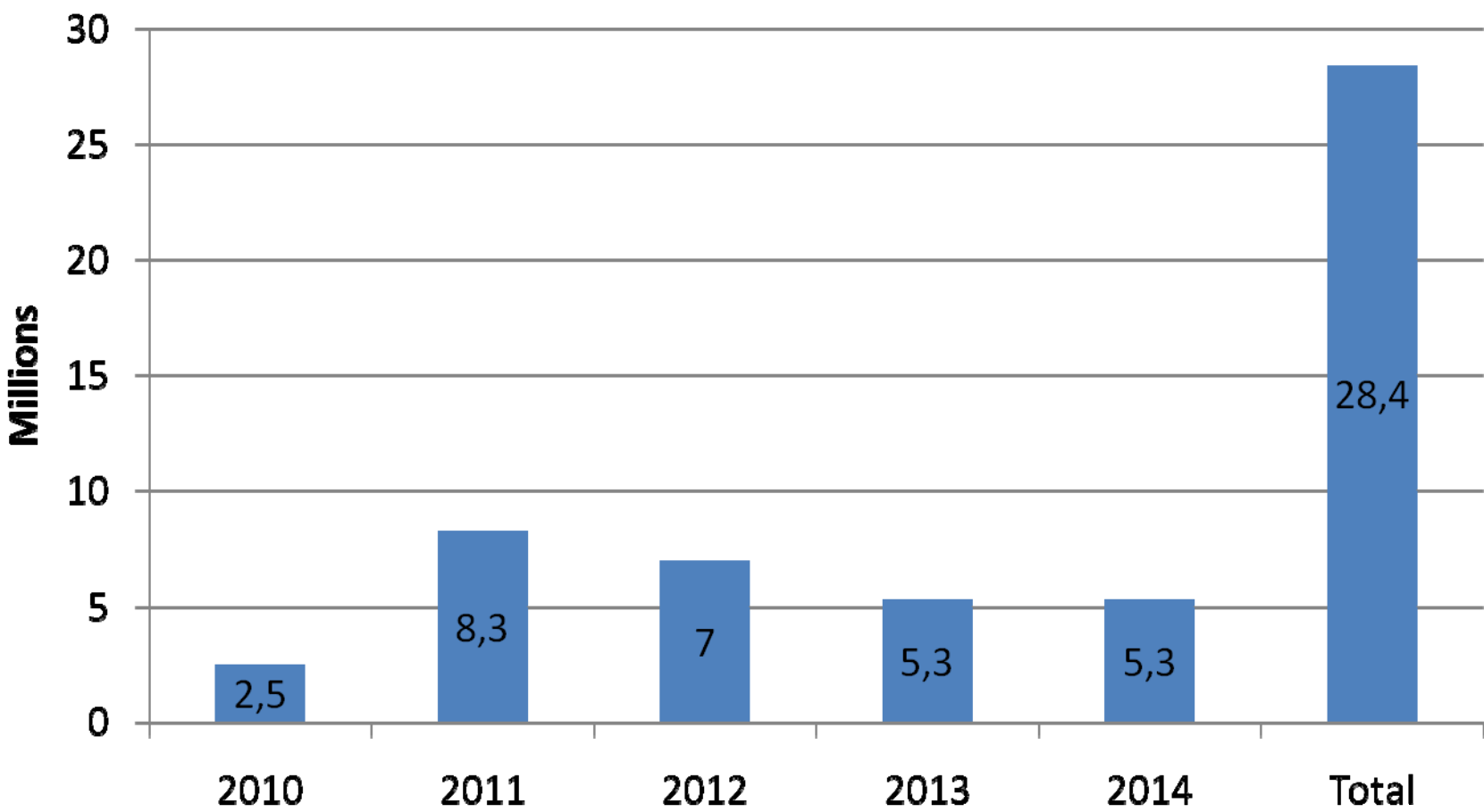
Vehicles and equipment

Vehicles and equipment	Costs
Public work sector	1 255 000 \$
Mechanical sector	53 000 \$
Sewers and aqueduct sector	80 000 \$
Technical and geomatic services	53 500 \$





For a grand total in capital assets of (in millions of \$):





Financing methods

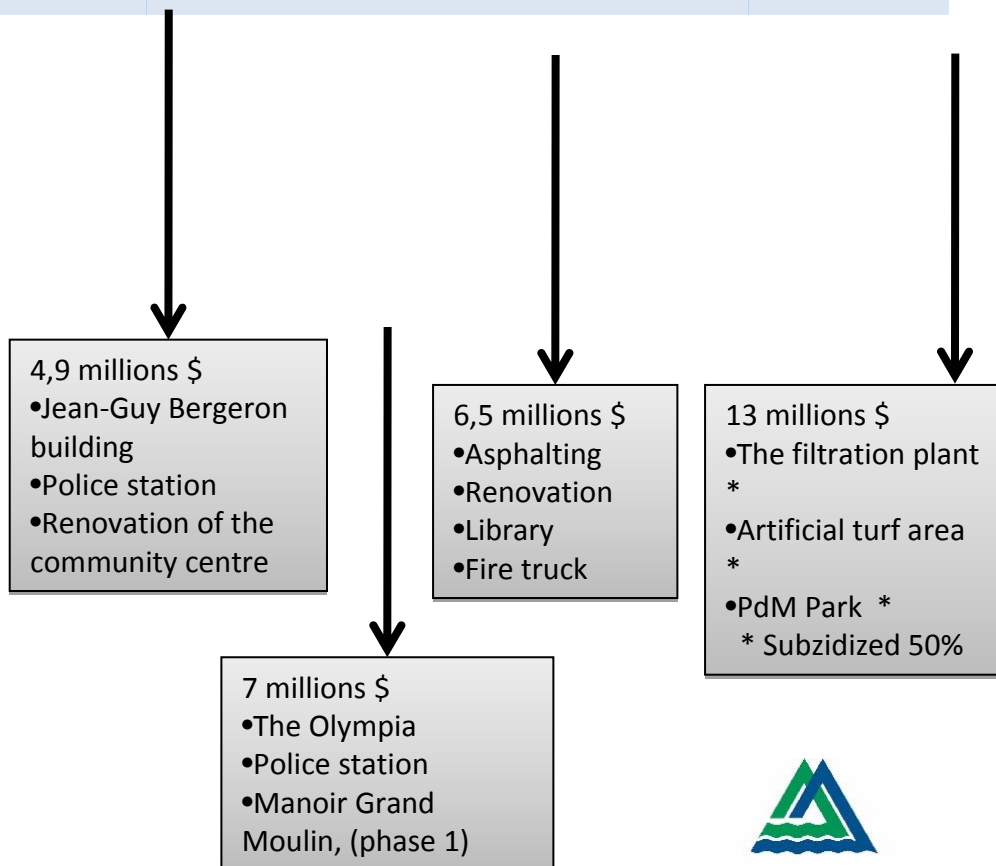
- Find suitable balance to avoid overindebteness
- The evolution of the debt is representative of the situation
- In details, the evolution of the debt by sector...





Evolution of the city's debt (in million of \$)

	1980	1985	1990	1995	2000	2005	2010
Sector's debt	5	6,7	8,5	7,5	4,1	6,5	5,6





Debt from the Manoir Grand Moulin Corporation

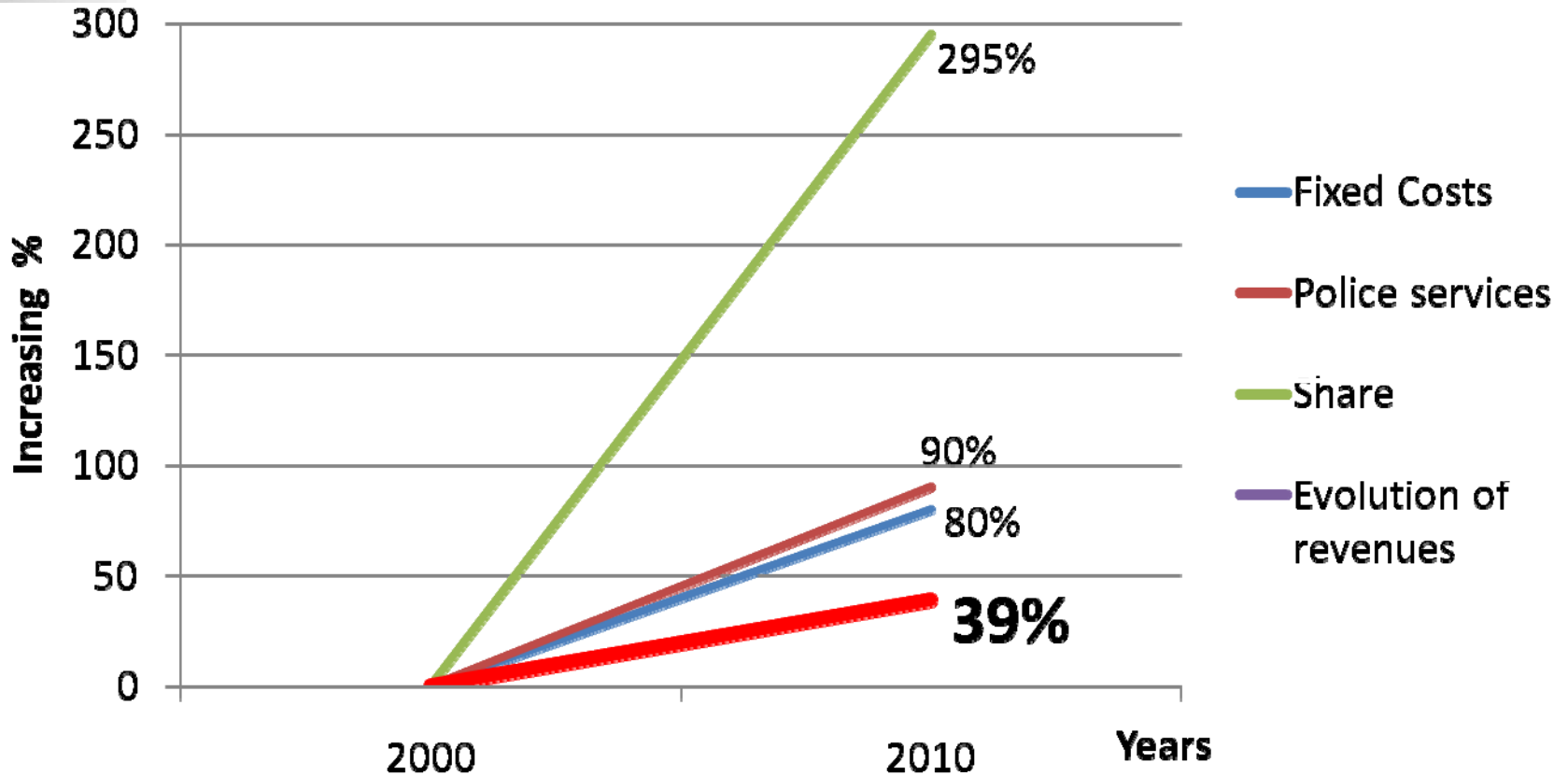
- Manoir Grand Moulin, phase 1 : \$2,390,585
- Manoir Grand Moulin, phase 2 : \$6,303,019
- Centre Jeunesse (Youth Center) : \$1,350,000
- Jean-Guy Bergeron buildings : \$1,150,000

Total : \$11,193,604





Increase of expenses over the last 10 years



Hydro -Qc	286 000\$	668 000\$
Assurance	86 072\$	219 000\$
Police	3 298 654\$	6 280 200\$
CMM	0\$	222 910\$
CITL	83 000\$	728 000\$



Decisions made

- Sale of the land belonging to the city
- Reappropriation of the municipal pound
- Purchase of 1502 Oka Road
- Sale of Jean-Guy Bergeron building
- Restructuration of the municipal services
- Introduction of user pay principles
- The deferment of maintenance costs and capital expenditures





- \$800 000 in new incomes and/or reductions of expenses
- Even so, it's only slowing down the impacts of our bedroom community reality.





Deux-Montagnes' assets

- Geographic position
 - Proximity of the Montreal greater area
 - Proximity of highways 640, 13 and 15
- Two train stations
- The population, our economic strength
- Bodies of water
- Green areas and mature parks





Deux-Montagnes strenghts

- The population
 - Community organizations
 - Volunteer workers
 - French and English schools
 - Social network
 - Citizens' involvement
 - Religious communities
 - Etc.





The workshops

- We would suggest you choose your workshop according to
 - your fields of competency,
 - your personal interests
 - your professional interests.





The workshops

1. Community programs,
 - the Manoir Grand-Moulin, subsidies in community organizations, the reduction or increase in support and the impacts of these choices.
2. Oka Road, commercial, residential, industrial and renovation
 - Retail business, renovation, densification, industry and arts, culture and tourist and recreational activities acting as wealth builders
3. Library, arts and culture
 - arts and culture, subsidized activities, the library, the Petite école jaune and the Legion.





The workshops

4. Public safety

- the costs of police services, the cost of firefighting services and the 911 service and the impact of the setup for risk coverage.

5. Sports and recreation activities.

- outdoor swimming pool, the Olympia arena, softball, basketball, soccer, outdoor ice rinks and the swimming pool at Saint-Eustache

6. Large infrastructure works, snow clearing and waste collection.

- outdoors swimming pool, the Olympia arena, the central park building, the pumping and wastewater station, the underground structures, the sound barrier, the household waste, the recycling, snow clearing





The workshops

7. Environment, sanitation, citizen services and governance.
 - Stepping up ecological measures ,a drop-off centre, graffiti, neglected land and properties, communication tools and governance.
8. Finance: revenues, expenses and debts

