



Adoption of the Triennial Capital Expenses Plan 2021-2023

Mayor's word
Caryl Green





Dear residents,

As we do each year at this time, the Municipal Council adopted its Triennial capital expenses plan (TCEP) tonight for the next three fiscal years, 2021 to 2023. The TCEP enables us to choose, prioritize, and plan upcoming investments.

For this TCEP, Council made choices with the goal of increasing the debt as little as possible, while keeping our infrastructure up to date. Accordingly, we had to make difficult choices in order to adopt a realistic and balanced three-year plan based on our needs and our ability to pay. In addition, with the increase in revenues generated by new developments in the center-village, Council decided it was important that we pay as many expenses as possible out of the operating budget.

The TCEP we adopted today includes total investments of **\$20,258,385** divided over three years as follows:

- 2021: **\$16,192,500**
- 2022: **\$2,779,040**
- 2023: **\$1,286,845**

A number of means, including subsidies and contributions, will be used to fund these investments.

- Contributions and subsidies: **\$1,257,750**
- Taxpayer debt payable by all: **\$15,922,385**
- Taxpayer debt payable by sector: **\$1,660,000**
- Amount funded by the Municipality: **\$1,418,250** (parks and recreation fees, working capital, operating budget, and appropriated surplus)

The Council's priority projects

Council focused on the same three priority projects as in recent years. These projects are the Community Trail along the Gatineau River, the rebuilding of Chemin du Lac Meech and the rebuilding of Chemin de la Rivière, all with regard to active transportation, wherever possible.

Community Trail

Development and signage work:

- **\$482,750** (2021)
- **\$58,500** (2022)
- **\$35,000** (2023)

Contribution from Voie Verte Chelsea: **\$64,000**

Contribution in the amount of **\$107,000** from the *Ministère de l'Éducation et de l'Enseignement supérieur* under the *Programme de soutien à la mise à niveau et à l'amélioration des sentiers et des sites de pratique d'activités de plein air*.

I am very pleased to say that the work on the Community Trail is almost completed. Much work has been carried out over the past few years, including the removal of rails and ties, decontamination of certain areas, stabilization of the Welka sector, etc.

In 2021, the final touches will be added by completing the signage, installing guardrails along certain curves and finishing the stone dust foundation. However, you can already enjoy the community trail since most of the work is now completed!

I would like to thank Sentiers Chelsea Trails and Voie Verte Chelsea for their work and contribution over the past few years. They have worked to reduce the financial burden of this project by seeking sponsorships and grants. On behalf of Council and all residents, thank you!

Chemin du Lac Meech

Dunlop to O'Brien Beach

- Professional fees:
 - **\$100,000** (2021)
 - **\$70,000** (2022)
- Road work: **\$799,540** (2022)

O'Brien Beach to the road's end

- Professional fees:
 - **\$200,000** (2021)
 - **\$125,000** (2023)
- Road work: **\$642,845** (2023)

Rehabilitation work on Chemin du Lac Meech started several weeks ago between parking lots P8 and P9, so the contract of \$4.3M for this section was awarded this year. Rehabilitation of this section will be finished by summer 2021.

Following this, the section between Chemin Dunlop and O'Brien Beach will undergo partial repair, including the addition of wider paved shoulders for cyclists. For now, only partial repairs will be carried out in order to extend the road's useful life while we wait for assistance from the federal government or identify applicable subsidies. We wanted to be able to build a bicycle path the entire length of this section but, without a subsidy, the costs were too high.



In 2023, Council unanimously suggested that the section between O'Brien Beach and the end of the road be resurfaced with gravel. We strongly believe that the use made of the road by users of Gatineau Park and those travelling to and from the Prime Minister's residence requires a contribution from the federal government. Without financial assistance, we cannot absorb a complete rebuilding of this section since the estimated cost of approximately \$11 million is beyond our ability to pay. We will therefore continue to examine the various options between now and 2023. A public consultation will be held early next year with the residents of the sector.

Chemin de la Rivière

- Rebuilding of Chemin de la Rivière: **\$10,310,000** (2021)
(Plans and quotes already awarded)

Last year, Council commissioned a geotechnical study that reported the presence of soil which is susceptible to frost heave. This type of soil is particularly susceptible to temperature changes and makes the road more prone to swelling and cracking. This will add substantially to the cost estimate we made last year. To address this and ensure the road is passable for the next 25 years, we must completely revise the construction method that was initially planned.

More specifically, partial rehabilitation work will be carried out on the section of the road between Route 105 and Chemin Campbell. Wider paved shoulders will also be built to provide a dedicated area for pedestrians and cyclists. Unfortunately, given the topography of the road, the cost of adding an active transportation lane was disproportionately high.

Full rehabilitation work will be carried out on the section between Chemin Campbell and Chelsea's northern boundary with a shared roadway.



Other TCEP projects

- Replacement of one pumper fire engine: **\$650,000** (2021)
- Replacement of one pumper/tanker fire engine: **\$450,000** (2022)

We must purchase these two vehicles to replace our current vehicles which are each more than 25 years old.

- Purchase of two tractors: **\$320,000** (2021)
- Purchase of a mechanical broom and vacuum street sweeper truck for bicycle paths and roads (subsidies possible with bulk purchase): **\$365,000** (2022)
- Vehicle replacement: **\$750,000**
- Upgrade for wastewater treatment and recovery: **\$1,740,000** (2021)

New development and the resulting increase in connections to our water system make this upgrade necessary.

- Chelsea East Center-Village – Rues principales: **\$300,000** (2021)

This amount is an estimate to prepare plans and specifications for the redevelopment of the intersection of Chemin d'Old Chelsea and Route 105, which follows the recommendations of the Rues principales committee. This includes, among other things, the canalization of ditches.

- Farm Point Park redevelopment: **\$125,000** (2021)
- Farm Point community centre renovations: **\$175,000** (2021)

Farm Point Park redevelopment continues with updates to parking and the utility shed. An access ramp for people with reduced mobility will be included during work on the community centre.

- Development of a path linking the Chelsea Creek neighbourhood to Boulevard de la Technologie: **\$300,000** (2022)

This path will enable active mobility between work and home. The Municipality received a subsidy from the Government of Canada and the Federation of Canadian Municipalities to carry out a feasibility study. The path's cost was estimated at \$300,000 but this may change depending on the study's findings. The Municipality is awaiting word on another subsidy that would enable it to reduce costs.

- Replacement of two key small culverts (Route 105 and Chemin Brown as well as at the top of 1290 Route 105): **\$520,000** (2021)

Estimates of outstanding debt based on adopted TCEP

We recently adopted a long-term debt and accumulated surplus management policy to control the Municipality's debt level. The adoption of this TCEP respects the debt ratios mentioned in this policy. They were established based on the measure of taxpayers' ability to pay while continuing to maintain our infrastructure in good condition. They allow us to maintain a healthy financial situation.

2020	
To taxpayers	\$28,026,724
To the district	\$17,106,415
To the Government of Québec	\$3,188,461
Total debt	\$48,321,600
2021	
To taxpayers	\$38,414,097
To the district	\$18,160,042

To the Government of Québec	\$2,937,961
Total debt	\$59,512,100
2022	
To taxpayers	\$37,988,181
To the district	\$17,406,458
To the Government of Québec	\$2,446,415
Total debt	\$57,841,054
2023	
To taxpayers	\$36,487,366
To the district	\$16,632,233
To the Government of Québec	\$1,938,515
Total debt	\$55,058,114

Conclusion

I'm very pleased to present a TCEP that bears on three important infrastructure initiatives and does not greatly increase our debt. Once we complete repairs to Chemin du Lac Meech and Chemin de la Rivière, we predict a gradual decrease in our debt in subsequent years. Beyond being important investments, these three projects are essential to our quality of life. They are about more than keeping our infrastructure in good condition. They will provide plenty of recreational space for active mobility, and in my opinion, that's vital for our community.

This three-year plan is the last one this council will adopt since municipal elections will be held next year. I would like to thank the councillors for their commitment and dedication. Their work has allowed us to carry out some great projects over the past few years, such as the addition of active transportation paths along Mine, Kingsmere and Notch roads, the development of the community trail, and more. Thank you also to the municipal administration who worked hard to help us make the best decisions possible. It is thanks to them that the

projects are implemented. Thank you also to the community's involvement, whether it is through your participation in municipal committees, your presence at council meetings or your participation in public consultations.

Next year, with its key upcoming projects, will prove exciting. We are working with the town administration to adopt the operating budget in mid-December. As usual, we will outline this for you using our various communication platforms and your tax statement. Until then, I encourage you to take advantage of our paths and green spaces. As the pandemic continues, we could all use some time in nature and a breath of fresh air!

Sincerely,
Caryl Green

