

Budget 2019

City of Corner Brook



Front Row Left - Right: Mayor Jim Parsons, Deputy Mayor Bill Griffin

Back Row Left - Right: Councillor Vaughn Granter, Councillor Bernd Staeben,
Councillor Tony Buckle, Councillor Josh Carey, Councillor Linda Chaisson

Introduction

Mister Mayor, it is my privilege to present the 2019 Corner Brook Municipal Budget. This budget is designed to reflect Council's objectives and priorities for our City while ensuring sound fiscal management of City operations. It is largely informed by feedback obtained through our extensive Citizen Survey that was conducted this September. Before I begin, I would like to acknowledge our hard-working staff for their assistance in the preparation of this year's budget.

2018 in Review

Mister Mayor, the first month of 2018 was both a challenging and exciting period for the City. In early January, the City experienced massive flooding due to heavy rains and snow loss. The City issued a state of emergency, however, within one day we were able to resume normal daily operations.

Hockey Day in Canada

Less than a week after this extreme weather event, the City played host to Scotiabank Hockey Day in Canada. It was an unquestionable success, featuring NHL alumni, sports television personalities and the Stanley Cup. The City was broadcast nationwide on Hockey Night in Canada, demonstrating our City's resilience to over 9 million viewers across the country. This event cannot be talked

about without mentioning the amazing effort of the volunteers who organized the event, and staff at the Civic Centre and Public Works. City efforts were led by the late Craig Kennedy who refused to allow Mother Nature slow down the fun, enthusiasm and success of this event. It was definitely one of the highlights of the year and an event we will all talk about for years to come.

Our resilient Mill

Mister Mayor, in 2018 the anchor business of our community, Corner Brook Pulp and Paper faced serious challenges from a trade dispute with the United States government. The Mill and its owners took measures to find new markets and mitigate the effects of this threat. Fortunately, in August cooler heads prevailed and the severe tariffs were removed. Since that time, Corner Brook Pulp and Paper has continued to invest millions of dollars into its operation. The events of this year prove the long-term viability of our mill and the confidence Kruger Inc. has in this operation. Our mill is very strong and its future is bright.

New Healthcare Facilities

Mister Mayor, the City was excited to see construction begin on the new Long Term Care facility on the campus of the new Western Regional Hospital. We look forward to this project progressing in 2019 and opening in 2020. We are also excited by the

Province's commitment to begin construction of a 50,000 square meter hospital in 2019. Construction of these facilities will be an economic generator to our community. The Province has stated that when construction begins on the new hospital, a total of \$10 million per month will be injected into the local economy from this activity.

Capital Projects

One cannot talk about construction without mentioning the significant investments made in infrastructure around the city this year. Almost \$12 million dollars of construction occurred this year, funded primarily by the City with assistance from provincial and federal government sources. Projects included Phase 3 of the Combined Storm Sewer Separation project on West Valley Road, water and sewer upgrades on Dunbar, Georgetown Road and Elizabeth Street, upgrades to Pressure Reduction Valve Stations and numerous culverts and retaining walls.

Main Street Bridge

The largest of these projects was the Main Street Bridge. This project has meant significant disruption of traffic in the downtown this fall, but it is well worth it—the new 4-lane bridge will sit 3 feet higher off the water, facilitating smoother traffic flow in the downtown and offering significant protection from the inevitable

challenges we will face over the coming years from climate change. Mister Mayor, **I am also very pleased to announce that after many months of construction and traffic detours, the new Main Street Bridge will open to traffic tomorrow.** Council would like to thank the public, and particularly those who do business in the downtown, for your patience.

Transparency

In 2018 the City increased its efforts to be more transparent. Council agenda packages, including all background information reviewed by Council is made available to the public via the City's website. In 2019, we are aiming to further increase our transparency by having a number of Council Committee meetings open to the public.

Community Committees

Additionally, in 2018, the City established a number of committees involving members from the community. These committees include an Accessibility and Inclusive Community Committee and Community Services Committee. Both have been invaluable sources of insight for Council and staff. We look forward to doing more of this kind of outreach in the coming year.

Citizen Survey

Mister Mayor, in an effort to gauge citizens' perceptions of and satisfaction with City programs and services, Council engaged MQO Research to conduct a Citizen Survey. Four hundred (400) citizens were randomly selected to provide their feedback on various aspects of the City's performance. Overall, the results of the survey were positive: we learned where citizens feel the City has to improve, where we are hitting the mark, and how important citizens feel each service area is. Specifically, the survey indicated the following:

- Citizens want more services and are willing to pay for them as long as they get good value for their tax dollars
- City Hall needs to do more to promote economic development opportunities like tourism
- The City has to find better ways to do road maintenance and snow clearing
- We need to work on customer service and responsiveness

Mister Mayor, Budget 2019 is designed to reflect the lessons learned from this survey while staying true to long-term sustainable Corporate Priorities that the City has adopted.

Building our Economy

Mister Mayor, as the City of Corner Brook and the entire West Coast is facing demographic challenges, the City is striving to be more proactive in its approach to economic development. The Citizen Survey results indicated that the satisfaction level with economic development and tourism initiatives in the City is much lower than it should be. Council is eager to address this issue.

Of course, government doesn't create jobs, businesses do. A large part of the City's role in economic development is providing the best possible infrastructure while creating a community environment that makes labour attraction and retention easy. People are the most important resource to local business, particularly in the Knowledge Economy. We live in a beautiful, safe part of the country with ample recreational resources. We have a significant post-secondary presence in our community with Grenfell Campus of Memorial University and College of the North Atlantic educating over 2000 students in our City each year. With a significant industrial base in the Mill and a large, and growing, health care sector in our city, Corner Brook is poised for growth.

Another part of the City's role in Economic Development is that of facilitator and matchmaker. To that end, we are engaging in a number of initiatives to encourage development, including the following:

- We are continuing the work of our Better Business Task Force to streamline how City Hall manages building and development permits and interacts with developers;
- The City has been in discussions with a number of potential developers and businesses and are optimistic that these discussions will lead to new and exciting business opportunities for the region;
- The City is proud to be working with our government counterparts, Grenfell Campus, College of North Atlantic, and Corner Brook Pulp and Paper on the establishment of an Innovation Centre in our City. If this project comes to fruition, it will allow for industry applicable research and development to take place in Corner Brook for the benefit of Corner Brook businesses and organizations;
- As we heard earlier this evening, we have completely revamped the Business Improvement Program to make it easier for businesses to improve their curb appeal. The new FACE program is easier for businesses to access and allows them to recoup costs via cash grants instead of tax credits; and
- We are taking an aggressive approach to building our Tourism Industry.

Tourism Strategy

Mister Mayor, in an effort to improve our tourism opportunities Council and staff sought funding in 2018 towards a regional tourism strategy under Tourism Atlantic's STAR Program. I am proud to say that we were successful in our application and received financial support from both ACOA and the Provincial Government. The aim of this program is to create an action plan for our region to tackle economic development through the tourism sector. The STAR program is

very collaborative and will involve key tourism players in the region who will work together to identify opportunities to increase economic opportunities. We look forward to the advice, and more importantly, the action plan from these industry leaders.

To solidify our commitment to expanding tourism, Council has made the decision to hire a dedicated tourism officer. For too long, tourism has not been a focus of City Hall. This new position will be the City's link with the hospitality industry. For the first time in a long time, City Hall will take the lead on promoting Corner Brook and the surrounding area. This resource should provide a significant boost to the existing and emerging businesses in the tourism sector.

Public Works Investments

Mister Mayor, the Citizen Survey also indicated that our residents wanted better services related to road maintenance and snow clearing. I am happy to report that we are taking measures in this budget to improve these services. **Specifically, we will be leasing two additional loaders and purchasing a new "Bobcat" skid-steer loaders to assist with street and sidewalk snow clearing operations.** This is a significant addition to our fleet of 7 loaders and 2 sidewalk cleaners. We also plan to do more extensive asphalt patching over the winter utilizing the recently acquired asphalt reclaimer and hot box.

Mister Mayor, to improve our customer service on public works calls, we're tasking one of our foreman with calling residents back when they register a complaint. This is a new initiative, but we believe it will give residents a great deal of confidence that their concerns are being addressed.

Investments in Recreation

Mister Mayor, the people of Corner Brook place great value on recreation and sport. We have many great facilities in our City, but there are areas that need improvement. Last year we announced funding for a new splash pad. We look forward to it being completed in time for summer 2019.

Since taking office, Council has reaffirmed its commitment to the construction of a new clubhouse for Jubilee Field. **This project has been submitted as our overall number one priority project for new ICIP funding in 2019.** In anticipation of receiving the appropriate capital funding in 2019, this past year the City committed almost \$100,000 on planning, design and engineering for a new building. Design and engineering work began in the fall of 2018, and included input from the Corner Brook Baseball Association to ensure the clubhouse meets their needs. We want to thank the Corner Brook Baseball Association for their input and we are cautiously optimistic that construction of a new clubhouse can commence in 2019 if capital funding is approved.

Another recreational priority for our City is the development of a regional aquatic facility. Work has been ongoing on this project since 2017 with the support of our neighbouring municipalities and some key stakeholder groups. The study into the development of a regional aquatic facility was realigned in 2018 with the option of redeveloping and expanding upon the site of the swimming pool and gymnasium at the Grenfell Campus. We are currently seeking proposals from qualified firms to develop the concept for the site and provide initial cost estimates. This new facility would not be a reboot of the old Grenfell Pool, but a completely new, family friendly facility with all of the features of a modern aquatics and community recreation centre. This vision is a shared vision by many of our municipal and recreational partners in the region, and we continue to work with our partners to identify a solution that is both practical and economical.

Mister Mayor, we are continuing to make capital investments and operational improvements in our Civic Centre. Last year, with the help of the Atlantic Canada Opportunities Agency, we made some improvements to our conference facilities. This year we would like to do further improvements. These renovations will expand the Civic Centre's revenue capabilities and provide another mechanism for the region to attract valuable Meeting and Conference Tourism.

In late 2018, the City relocated its Recreation staff from City Hall to the Civic Centre. This move allows the Recreation staff to explore options for maximizing usage of the Civic Centre Studio for recreational and community events during daytime and non-peak hours. A number of community events have already taken place, and staff will continue to look at alternate programming opportunities in 2019. The Civic Centre is a valuable asset to our community and we must maximize its usage and its profitability. Council believes these measures will expedite that process.

Infrastructure Improvements

Mister Mayor, as I mentioned earlier, 2018 was a very busy construction year with significant investment in our roads, water and sewer, and storm sewer systems. 2019 will be another busy year as we continue to upgrade and repair our infrastructure. The City will complete a number of projects that have already been funded through the provincial Municipal Capital Works program. In addition, the City is currently submitting applications for additional projects through the Investing in Canada Infrastructure Program. The City would not be in a position to do the volume of the capital projects it does without the support and contributions from the Provincial and Federal governments and we would like to thank them for their support.

One of these important capital projects that requires assistance from other levels of government is a new waste water treatment facility. This significant piece of infrastructure is mandated by the Federal government, and is expected to cost in excess of \$80 million. We are continuing along the path of site selection and design, and we are continuing to reserve funds for this project, however, to date, no dedicated Federal funding for this initiative has been announced. We urge the federal government to create a dedicated program to assist municipalities in funding large scale infrastructure projects of this nature.

Improving Transit

The 2019 budget also includes funds to develop a new design for our transit system. Transit provides a valuable and necessary service to many of our citizens and with improvement, we believe ridership will increase. In consultation with our riders and external partners, the City will be exploring options for an “on demand” service, and improvements to the service for post-secondary institutions. We are also interested in improvements to make the system more accessible. This new design will be the basis for future transit contracts.

Come Home Year

Mister Mayor, one of our community's greatest strengths is a strong volunteer network and our residents' passion for our City. That passion is very evident in the recently established Come Home Year Committee. A group of dedicated volunteers has come together to make 2019 Come Home Year for the City of Corner Brook. The City has offered our support to the local organizing committee and are working with this group to ensure that this event is a fun-filled and memorable event for all. The City will be a major sponsor of this event. It promises to be an exciting reunion of current and former residents coming together to celebrate our rich and varied history. We are thankful to all the volunteers and sponsors who are contributing to the success of this celebration.

Debt Servicing

Mister Mayor, the City's debt servicing is a major annual cost to the City. Debt financing is incurred by the City on capital projects in order to manage the cash flow of the City. While the City receives funding for the majority of its capital projects, this funding is never enough to fully cover the cost of the projects. Typical funding assistance represents anywhere from 50 to 75% of the total budgeted costs. Budget 2019 assumes debt servicing costs of \$5.278 million, with \$71 thousand of this amount being paid directly by the Provincial Government. The

\$5.21 million net debt payments (\$5.479 million in 2018 budget) represents 14.23% (15.29% in 2018 budget) of the total budget – this is well below the municipal threshold of 30% set by the Provincial government. Of this amount, over half (52.9%) or \$2.79 million is related to borrowing costs associated with the water treatment plant and distribution system.

Controlled Expenditures

Mister Mayor, while there are always opportunities for improvement, it is Council's collective belief that our City is making effective use of its revenues and operating without a lot of wastage.

Total spending in the 2019 budget is \$35,747,900. This represents an increase of just \$693,800 or 1.98% over our 2018 budget. **This amount is lower than the known increases for employee compensation and CPI.** While there is a lot that Council wishes to accomplish, it can only be achieved within its fiscal capacity. In developing the budget for 2019, Council has reduced growth in spending while meeting the City's expanding service level expectations.

We will continue to work with our dedicated staff to ensure that every taxpayer dollar is being used in the most productive manner possible.

In 2019, as was the case in 2018, the City will begin to experience significant cost increases associated with the implementation of the Provincial Waste

Management Strategy. These increases have been forecasted for a number of years, but nonetheless are a challenge to our budget. In 2019, the City's waste collection and disposal costs are expected to increase from \$1.16 million to \$1.42 million representing an increase of \$261,700 or 22.6%. As a further point of reference our budget for 2017 was only \$929,700. The City, and all of residents, must explore alternatives to reduce the volume of waste going into the landfill.

Included in the 2019 budget is a \$1.2 million contribution towards City's share of capital projects. Allocating these funds directly from our operating revenues allows the City to reduce its borrowing demands for future years. Any additional funds required for the City's share of the capital program are borrowed over a five year term.

Also, included in the 2019 budget is the continuation of \$750,000 towards the purchase of vehicles and equipment. The City maintains over 120 vehicles and pieces of specialty equipment on an annual basis across all departments. One hundred and eighty thousand dollars (\$180,000) has been allocated towards a new rescue fire truck for the Fire Department. The total cost of the vehicle is \$732,000. This new truck is expected to arrive in the fall of 2019 and will be a valuable addition to the fire department.

Taxes & Fees

Mister Mayor, the 2019 budget has been prepared based upon the assessments provided by the Municipal Assessment Agency. 2019 was a reassessment year for property valuations and while a large percentage of property owners saw their assessment decrease, some properties experienced an increase. In a reassessment year such as this, it is impossible to have the same effect on all properties. The overall residential assessments have decreased 3.83% with 91.46% of properties seeing a decrease, and 7.05% seeing an increase. With residential taxes making up over 50% of the City's revenues, an increase in mil rate was required. **The residential mil rate will increase by 0.75 mils to 8.25 mils. The overall net increase for residential property owners will be 4.33%.** Single family homes will see an average annual increase of \$74, properties with 2 units will see an \$80 increase, while properties with 3-10 units will see an average \$492 increase. Residential building with greater than 10 units will see an average increase of \$3,962. There will be no change in the commercial property taxes, unit charges, wastewater levies, or business taxes.

Mister Mayor, in mid-November, the City received a request from the Board of the Downtown Business Association to discontinue charging local businesses in the Business Improvement Area the 10% levy for 2019. The City will comply with this

request to allow the Board time to refocus its operations in the future. Businesses in the Downtown will see a \$75,000 reduction in their taxes as a result of this decision.

Poll Tax

In addition Mister Mayor, **I am proud to say that in 2019 we will continue the phase out of the poll tax.** In 2018 council increased the income exemption limit significantly to \$22,500. This measure increased the number of residents eligible for exemption by approximately 20%. In 2019, the income exemption limit will increase by a further \$10,000 to \$32,500. It is expected that this action will increase the number of residents eligible for exemption by another 20-25% and result in a reduction in revenues of \$80,000.

Mister Mayor, as a part of a review of our fees, the City has identified a couple of areas whereby increases were warranted. Parking enforcement efforts began to increase in 2018 and we are still experiencing a lot of parking violations. In an attempt to curtail the number of parking violations, parking ticket fines will increase. The City has also identified a number of development fees in which the cost to provide the requested service far exceeds the revenues generated. In 2019, a number of development fees will increase to achieve a better cost recovery from

the users of the specific services. We do not see these fee increases affecting overall development in any noticeable way.

Conclusion

Mister Mayor, the preparation of this budget was challenging as we strived to balance the financial needs of the City with the fiscal capacity of our residents and businesses. There are many variables to be considered and weighed in the attempt to balance all of the needs and the expectations within our fiscal capacity. On behalf of all of Council, I again thank everybody for their valuable contribution to the budget process.

As required by legislation and sound long term financial planning our budget today is a balanced budget. I would now like to make the following four motions:

- Be it RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached tax rates for the 2019 taxation year.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the attached Schedule of Rates & Fees, to take effect January 1, 2019.
- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve an annual rate of interest of 10.5% to be levied on all past due taxes and accounts receivable on a monthly basis.

- Be it further RESOLVED that the City of Corner Brook, in accordance with *The City of Corner Brook Act*, approve the 2019 Budget with operating Revenues and Expenditures totalling \$35,747,900.

CITY OF CORNER BROOK
2019 TAX RATES

1. **A REAL PROPERTY TAX** of not less than \$275 on every parcel of real property within the City, and every parcel of real property outside the City which is situated on, in or over, or under water and is accessible from land within the City; and the rate of tax shall be, subject to the minimum property tax:

Fully Serviced (Water and Sewer) - Commercial -12.5 mils plus \$635 per unit water and sewer which includes a \$100 sewer levy.

Fully Serviced (Water and Sewer) - Residential – 8.25 mils plus \$555 per unit water and sewer which includes a \$100 sewer levy.

Partially serviced (Water Only) - Commercial – 9.5 mils plus \$545 basic charge per unit.

Partially serviced (Water Only) - Residential – 5.25 mils plus \$465 basic charge per unit.

Unserviced – 5.0 mils only

Unserviced – Watson Pond Industrial Park – fire protected area - 8.0 mils only

Metered – 6.0 mils plus meter rates

Non-Taxable - Water and Sewer Rates only – 6.5 mils plus \$635 basic charge per unit which includes a \$100 sewer levy.

Trailers - A real property tax rate of 5.75 mils.

All taxes so imposed shall be based upon the value of the real property so taxed as set down in the last assessment roll of the City, prepared in accordance with the provision of the Assessment Act, 2006, (which real Property Tax shall be added to the Water and Sewer charges to constitute the Municipal Tax in accordance with established policy).

2. (i) **A BUSINESS TAX** shall be imposed on all individuals, partnerships, associations and corporations carrying on business in the City and the rate of Business Tax so imposed for each class of business (as attached) shall be fixed at:
- 10.0% (100.0 mils) Chartered Banks, Financial Institutions
 - 6.0% (60.0 mils) Oil Companies Bulk Storage Facilities
 - 4.0% (40.0 mils) Insurance Companies, Department Stores
 - 3.0% (30.0 mils) Professional Businesses, Communications, Private Schools, Large Retail
 - 1.675% (16.75 mils) General Commercial and Industrial – including:
 - Car Rentals, Car Sales, Commercial Garages/Automotive & Parts Sales & Repair Shops, Service Stations, Transportation Depots/Trucking Companies, Transportation Terminals, Convenience Stores/Gas Bars, Drug Stores, Dispensaries, Grocery Stores, Clothing Stores, Computer Sales, Electronic Repairs and Electronics Sales, Jewellery Stores, Music Stores, Shoe Stores, Sporting Goods/Equipment, Video Shops, Retail-Other, Hardware Stores, Building Supplies, Furniture/Carpet Stores, Wholesalers, Warehouses, Monument Sales, Construction Companies/Services, Daycare Services, Personal Services, Bakeries, Barber Shops/Beauty Salons, Taxi Businesses, Convenience Stores, Custom Workshops/Repairs, Retail-Residential, Restaurants, Taverns, Places of Amusement, Repairs/Commercial, Recycling, Hotels, Motels, Book Stores, Dry Goods/Fabric/Flower Shops, Photo Shops, Takeout Food Services, Fish Harvesting & Processing, Industrial, Bed & Breakfasts and Hospitality Homes and All Other
 - 0.4% (4 mils) Nursing Homes

per annum of the assessed value of real property used by all individuals, partnerships, associations and corporations carrying on business, trade, or profession in respect of which a tax is imposed as determined by the Assessor, using the City assessment for real property assessed from time to time under the City of Corner Brook Act, 1990, and the Assessment Act, 2006.

- (ii) 2.5% of gross revenue - All businesses subject to taxation under the Taxation of Utilities & Cable Television Companies Act
- (iii) Where the real property tax is not applicable to a business because it has no fixed place of business, the business tax shall be set at the minimum rate of 2.5% of the gross revenue of the business as set forth in Section(s) 146 and 150 of the City of Corner Brook Act, RSNL 1990 Chapter C-15.
- (iv) Where the amount of tax calculated under (i) or (ii) above is less than \$270, the minimum business tax shall be set at \$270. For home based businesses, paying an additional unit charge for municipal tax, the minimum tax will be reduced to \$50.
- (v) Where the gross revenue of a business subject to tax under (ii) or (iii) above is less than \$10,000, the business tax shall be 1% of gross revenue, with a minimum charge of \$10.

The registration fee for new businesses will be \$25, to be set by regulation. Businesses are required to register for business tax prior to operating in the City. All business tax is due January 1st, or from the date the businesses commence.

3. **A POLL TAX** set at \$200 per annum.

4. **MONTHLY METERED WATER RATES** shall be \$4.00 for each 1,000 gallons (4,546 litres)

5. **DEFERRALS AND DISCOUNTS FOR SENIOR CITIZENS** shall be granted for domicile properties in accordance with the following formula:

Age 65 and over - Pay \$555 per unit, subject to taxable income not exceeding \$12,500 for single pensioner or \$14,000 for married pensioner and total income not exceeding \$24,000, and the balance of taxes can be deferred.

For the purpose of computing income, prescription drugs to the value of \$700 for a single person or \$1,400 for a couple may be considered if supported by receipts.

All requests for deferrals must be supported by a copy of the Notice of Assessment from Canada Customs & Revenue Agency for the 2018 tax year. For the purposes of determining eligibility for the deferral, senior citizens 65 years and over may have one wage earner living in their dwelling, earning up to \$24,000 per year. Any other applicants would be subject to review of Council.

Senior citizens who will be 65 years of age or over during the 2019 fiscal year (1 January - 31 December 2019) will be entitled to a 15% discount off their Municipal Tax if they are in receipt of the Guaranteed Income Supplement (GIS) under the Old Age Security Act. Seniors citizens in receipt of the GIS are eligible for an interest free payment plan if all of the 2019 taxes are paid by June 28, 2019. To be eligible for the interest free payment plan, 20% of the outstanding taxes for 2019 are to be paid in February, March, April, May and June via post-dated cheques or pre-authorized payment.

The residential property must be their principal place of residence or the home must be permanently vacant. Discounts and deferrals will not be granted on property which is rented. The applicant must be the assessed owner of the property. Discounts will not be applied to interest or arrears. At no time is the amount of the taxes deferred to exceed the assessed value of the property.

6. **WIDOWS'/WIDOWERS' DEFERRAL** shall be based on taxable income of \$12,500 or less plus \$1,350 for each dependent up to a maximum of three dependents, total income not to exceed \$24,000. The basic charge of \$555 per unit shall apply. Proof of income and conditions are required as for senior citizens' deferral. Any other applicants will be subject to review of Council. At no time is the amount of the taxes deferred to exceed the assessed value of the property.
7. **DISABLED PENSIONERS** shall receive the same deferral under the same conditions as widows, except they shall be allowed \$1,000 additional income for their spouse.
8. **EXEMPTION FROM POLL TAX** shall be in accordance with Section 152 of the City of Corner Brook Act, 1990.

The income exemption threshold will be set at \$32,500 for 2019 based on 2018 income as confirmed on 2018 CRA tax return documentation.

All applications for exemption shall be made on forms provided and shall be verified by documentation as acceptable by Council.

9. **A DISCOUNT OF 1.0%** shall be allowed on any Municipal Tax (Property and Water and Sewer Tax) paid in full, by cash, cheque or debit card, on or before February 28, 2019 and on any Business Tax paid in full, by cash, cheque or debit card on or before March 29, 2019.

10. **INTEREST ON ACCOUNTS:**

The interest rate will be 10.5% per annum. Interest will be applied monthly, to all accounts in arrears effective 1 January 2019. Such interest will be applicable to current year taxes effective February 28, 2019 for Municipal Tax, and March 29, 2019 for Business Tax. Interest will be calculated from date of tax billing. Any current year taxes paid prior to the discount date will not be charged interest. No discounts will be applied to interest charges.

11. **BUSINESS IMPROVEMENT AREA:**

A zero percent (0%) surcharge shall be imposed on the Business Tax levy, up to a maximum of \$1,000 per annum, in accordance with the Business Improvement Area Legislation.

12. The fee for tax certificates is \$100.

**COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING and
PROTECTIVE SERVICES FEES
2019**

Development and Inspection

Residential Construction:

Regular Rate ½ of 1% of construction value

New Home:

Main Floor Area	\$6.00/m ²
Finished floor above main floor area	\$1.40/m ²
Finished floor below main area	\$1.40/m ²
Basement	\$1.40/m ²
Attached Garage	\$1.40/m ²
Basement Apartment	\$1.40/m ²
Unfinished floor area	No Fee
Residential Landscaping Deposit	No Fee

Alterations / Extensions / Repairs:

Up to \$5,000	\$25.00
Over \$5,000	½ of 1% of construction value

Residential Permits

Patio / Deck / Pool	\$25.00
Retaining Wall / Driveway	\$25.00
Accessory Buildings up to \$5,000	\$25.00
Accessory Buildings over \$5,000	½ of 1% of construction value
Subsidiary Apartment	\$1.40/m ²

Commercial / Industrial / Institutional

Up to \$300,000.00	¾ of 1% up to \$300,000 of construction value
Over \$300,000.00	¾ of 1% up to \$300,000 of construction value and ½ of 1% over \$300,000
Extensions	\$50.00 (minimum fee) or Commercial Regular Rate
Alterations, Repairs	\$25.00 (minimum fee) or Commercial Regular Rate

Accessory Building	\$25.00 (minimum fee) or Residential Regular Rate
Sign permit	
Up to \$5,000.00	\$25.00
Over \$5,000.00	½ of 1% of construction value
Commercial Landscaping Deposit	\$4.00/sq m of lot area to a maximum of \$5,000.00

Development:

Development Application Fee	\$100.00
Subdivision or Consolidation of Property	\$100.00 + \$25.00 per lot
Change of Use or Use Approval	\$300.00
Medical, Professional and Personal Services uses	\$50.00
(Not applicable in Residential Zones where public notices are required)	
Compliance Letters	\$100.00
Temporary Use Permit	\$100.00
Commercial Demolition approval	\$50.00
Residential Demolition approval	\$50.00
Development Regulation Amendment	\$1,000.00
Municipal Plan Amendment/Rezoning	\$1,500.00
Appeals Fee	\$100.00 plus HST
Public Notice (Variances & Discretionary)	\$300.00

Municipal Enforcement

Taxi Driver License	\$25.00
Taxi Vehicle License	\$50.00
Delivery Service Permit	\$25.00
Bagging a Meter	\$6.00
Parking Meter Fees	\$1.00 per hour

Parking Tickets

Expired Meter	\$25.00
If paid 24 hours before the Court Date at City Hall	
If not paid 24 hours before the Court Date at City Hall	
it is \$35.00 to be paid at Provincial Court	
Overnight Parking	\$50.00
No Parking	\$20.00
Obstructing Traffic	\$45.00
Parking at a Bus Stop	\$45.00

Parking on a Sidewalk	\$45.00
Parking in Front of a Driveway or Loading Zone	\$45.00
Parking within Intersection, or within 6 metres of Intersection	\$45.00
Parking too close to a Fire Hydrant	\$45.00
Parking within Crosswalk	\$45.00
Parking within 6 metres of an Approach to a Crosswalk	\$45.00
Double Parked	\$45.00
Parking on Private Property without Permission	\$20.00
No Stopping / No Parking	\$100.00
Parking without Permit in Designated Space	\$45.00
Parking in an Accessible Parking space without a permit	\$400.00

Animal Control

Dog License – Regular Fee (3 year license)	\$25.00
Less: Discount if dog is spaded or neutered	\$10.00
Less: Discount if dog has identity chip	\$5.00

Animal Regulations Violation Notices – Fees

Dog without a license / tag	\$50.00
Dog depositing excrement on street or property	\$25.00
Dog causing damage	\$25.00
Dog disturbing the peace by barking or howling	\$25.00
Impounding fee	\$10.00
Interference with Impounder	\$500.00
Dog biting, attacking or injuring	Appear in court when summoned
Dog/cat roaming at large:	

	Licensed	Unlicensed
1 st offence	\$50.00	\$75.00
2 nd offence	\$75.00	\$100.00
3 rd offence	\$100.00	\$125.00

Mobile Vending / Transient Businesses

Automobiles, Recreational Vehicles, Hot Tubs, Furriers:

Per day	\$200.00
Per week	\$1,000.00

Prepared Foods:

Per year	\$250
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All other mobile vending / transient Businesses:

Per day	\$25
Per week	\$125
Per month	\$400
Per 3 months	\$800
Per calendar year	\$1,500

Civic Centre

Ice Rental rates (all rate are exclusive of HST):

January 1 – September 2, 2019

Regular rates (12:00 pm to 11:00 pm)	\$178.22
Late night rates (11:00 pm to 5:00 am)	\$152.78
Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 48.59
Morning ice (Monday – Friday 8:00 am to 12:00 pm)	\$106.90
Minor programming	\$135.78

September 3 – December 31, 2019

Regular rates (12:00 pm to 11:00 pm)	\$181.78
Late night rates (11:00 pm to 5:00 am)	\$155.84
Early morning ice (Monday – Friday 5:00 am to 8:00 am)	\$ 49.56
Morning ice (Monday – Friday 8:00 am to 12:00 pm)	\$109.04
Minor programming	\$138.50

DEFINITIONS OF CLASSES OF BUSINESS – 2019

ALL OTHER means businesses not identified under any other specific category or where the nature of the business is unknown.

BAKERY means a factory for producing, mixing, compounding or baking bread, biscuits or any other bakery product, but does not include a restaurant or other premises where any such product is made for consumption on the premises.

BANK means any chartered bank.

BARBER SHOP /BEAUTY SALON means a building or part of a building where haircutting, hairdressing, manicure, pedicure, skin care, and other grooming services are provided.

BED & BREAKFAST/HOSPITALITY HOME means rooms for rent in a private home as a tourist establishment.

BOOK STORE means an establishment retailing primarily, but not limited to, new or used books and magazines.

BUILDING SUPPLIES means an establishment including, but not limited to, the sale of hardware and tools, lumber, windows, siding, bricks, paint, cement, roofing shingles, tiles, bathroom supplies, electrical and plumbing supplies.

CALL CENTRE means an establishment providing services and seeking business through the telephone and/or computer network.

CAR SALES LOT means a building or open area used for storage, display and sale purposes, of motor vehicles, and includes ancillary services associated with automobile sales, such as repair and servicing, and sales of automotive parts.

CAR RENTALS means a building or part of a building or open area where automobiles are stored for rental and the offices for conducting such business is maintained.

CLOTHING STORE means an establishment retailing men's, women's and/or children's clothing and outerwear.

COMMERCIAL GARAGE (including automotive & parts sales & repair shop) means a building or part of a building, other than a private garage, used for the sale, repair or maintenance of automobiles, equipment or other self-propelled vehicles, heavy equipment, trailers and parts thereof, or where such vehicles are kept for remuneration, hire or sale. It includes, but is not limited to, body shops, muffler shops, mobile welding, and automobile glass. This definition does not include businesses whose primary business is automobile sales.

COMMUNICATIONS means any establishment or facility in the field of communications, including publishing companies, printing businesses, radio stations, television stations, telephone, and internet companies.

COMPUTER SALES means an establishment retailing computers and any related hardware or software.

CONSTRUCTION COMPANY/SERVICES means a construction company or business providing goods and services to the construction industry, including but not limited to, electricians, plumbers, roofers, companies providing siding, paving, excavation, rental of equipment and vehicles, heavy equipment and trucking.

CONVENIENCE STORE means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries.

CONVENIENCE STORE/GAS BAR means a retail store which is compatible with a residential area or uses not exceeding a floor area of 200 m and in which at least 80% of the retail floor space is devoted to the sale and display of groceries, and includes pumps for retailing gasoline.

CUSTOM WORKSHOP/REPAIRS means a shop used for repairing or servicing household goods or for the manufacture of handcrafted goods and may include a retail store associated with the use.

DAYCARE SERVICES means a building or part of a building in which services and activities are regularly provided to five (5) or more children of pre-school age during the full daytime period as defined under the Day Care and Homemaker Services Act of Newfoundland, but does not include a school as defined by the Schools Act.

DEPARTMENT STORE means a retail establishment which is not limited to the sale of any specific items, but carries a variety of goods including, but not limited to clothing, footwear, household items, large and small appliances, hardware, personal care, jewelry, gifts, and may include furniture, computers and related equipment.

DISPENSARY means an establishment for the purpose of dispensing prescriptions by a pharmacist.

DRUG STORE means a retail establishment which includes the services of a pharmacist for the purpose of dispensing prescriptions, and which includes, but is not limited to, items for personal, skin and hair care, cosmetics, perfumes, confectionery and may include a section for the sale of grocery items and produce, but does not include the sole operation of a dispensary.

DRY GOODS/FABRIC/FLOWERS means an establishment which primarily sells a limited number of product types which may include, but is not limited to, ceramics, art galleries, gifts and crafts, art, crafts and hobby supplies, costume rentals, yard goods, flowers and floral arrangements, lottery tickets, collectibles, pets and pet supplies, brewing and winemaking supplies, but does not include department and clothing stores, and other stores defined in specific categories.

ELECTRONIC REPAIRS/SALES means an establishment for the sale, repair and maintenance of electronic equipment.

FISH HARVESTING AND PROCESSING means any building or location used for harvesting, processing, preparing, packing, freezing, storing, warehousing, shipping, sales or administration of any fish or seafood product.

FURNITURE/CARPET STORE means an establishment for the sale or rental of household furniture, appliances, carpets, rugs and flooring.

GROCERY STORE means an establishment for the purpose of retailing groceries, produce, fish, meat, baked goods, dairy products, and may include household and kitchen items, personal care products, magazines, and flowers.

HARDWARE STORE means an establishment including, but not limited to, the sale of hardware and tools, and may include paint, small appliances, household goods, lighting fixtures, automotive supplies, electrical and plumbing supplies.

HOTEL/MOTEL means a building with lodging accommodations and other services for travelers and tourists.

INDUSTRIAL means the use of land or buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and industry shall be construed accordingly.

INSURANCE COMPANY/AGENT means any person, broker or business engaged in the business of providing life, automobile, property, liability, commercial, marine insurances services and insurance claims and adjusting services

JEWELRY STORE means an establishment for the sale of jewelry, fine china, silver, crystal, clocks and watches.

LARGE RETAIL means any retail establishment besides those included in DEPARTMENT STORE operating from an area in excess of 45,000 square foot.

MONUMENT SALES means an establishment for the sale of granite, marble, bronze or other monuments, plaques or memorials.

MUSIC STORE means an establishment for the sale of musical instruments and equipment, recorded music and related supplies.

NURSING HOME means a privately-owned and operated residence which provides accommodation and/or care for the elderly.

OIL COMPANY BULK STORAGE FACILITIES means a company who stores and supplies gasoline, oil and oil products to residential, commercial and industrial establishments.

OTHER FINANCIAL INSTITUTIONS includes trust companies, credit unions and finance companies, but does not include chartered banks.

PERSONAL SERVICES means a business providing services including, but not limited to, laundry and dry cleaning, fitness, shoe repair, tattoo parlours, dressmaking and sewing repairs, travel agents, household moving and storage companies.

PHOTO SHOP means an establishment for the sale of photographic equipment and supplies, development and processing of film, and may include the taking of passport photos and portraits.

PLACE OF AMUSEMENT includes a motion picture or other theatre, public dance hall, music hall, bingo hall, arcade, billiard or pool room, bowling alley, ice or roller skating rink or similar use conducted within an enclosed building. This category would include businesses within the definition of tavern who offer amusement uses as defined in this category.

PRIVATE SCHOOL means any facility used for the purpose of providing instruction or training in a course of study, but excludes a provincial school as defined by the *Schools Act, 1997*, as amended.

PROFESSIONAL BUSINESS means a business that offers specialized knowledge or services that are advisory in nature or may be provided by individuals who are licensed members of a self-regulating association. Such individuals would include, but is not limited to: doctors, physiotherapists, chiropractors, other medical practitioners, dentists, lawyers, accountants, engineers, appraisers, financial/investment advisers, undertakers, real estate agents, architects, surveyors, and management or computer consultants. Where a retail component applies, the retail designation may apply at the decision of Council.

RECYCLING means a business which recovers useful material for recycling on the premises or for shipping to a recycling plant.

REPAIRS/COMMERCIAL means a business providing repair services to commercial establishments including, but not limited to, refrigeration.

RESTAURANT means a building or part thereof, designed or intended to be used or occupied for the purposes of serving the general public with meals or refreshments for immediate consumption at individual tables or booths; and may include the sale of spirits, wines or beers with meals but shall not include the exclusive sale of spirits, wines or beers for consumption on the premises, and does not include a tavern, boarding or lodging house.

RETAIL - RESIDENTIAL means a retail store within a dwelling unit, with the retail floor space not exceeding 50 m² or 50% of the floor area of the dwelling unit, whichever is less.

RETAIL - OTHER means a building or part of a building where goods or items are offered for sale at retail prices, and includes storage on or about the store premises of limited quantities of such goods or things sufficient only to service such store.

SERVICE STATION means any building used for the sale or installation of petroleum products, automotive parts and accessories and motor vehicle repair, and may include a convenience store or restaurant associated with the main use. This definition does not include a commercial garage, car sales lot or car washing establishment.

SHOE STORE means an establishment for the sale of footwear.

SPORTING GOODS/EQUIPMENT means an establishment for the sale of sporting goods, clothing, and equipment. This definition does not include a store which primarily sells sportswear and footwear without sports equipment.

TAKEOUT FOOD SERVICES means any retail establishment which sells prepared food not for consumption on the premises, or which does not offer self-maintained seating space.

TAVERN means a building which is primarily used or occupied for the purpose of selling or offering for sale, to the general public, of spirits, wines or beers for consumption on the premises and licensed or is licensable under the Liquor Control Act of Newfoundland, and any regulations made there under.

TAXI BUSINESS means a lot, with or without buildings, for the parking of taxicabs as defined in the City of Corner Brook Taxi By-Law.

TRANSPORTATION DEPOT/TRUCKING COMPANY means any station or lot used for the purpose of storing, servicing or refueling of vehicles connected with the transportation business, and any business involved in the transportation of goods by air, water or ground; but does not include a commercial garage.

TRANSPORTATION TERMINAL means any station for the use of transportation facilities available to the general public, including bus terminals.

VIDEO SHOP means an establishment for the rental of video equipment, movies and electronic games, and may include the sale of snacks and confectionery.

WAREHOUSE means a building or part of a building which is used for the housing, storage, display, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, foodstuffs, substances, articles or things.

WHOLESALER means an establishment which sells goods, usually in quantity, to retailers for resale.

Classifications for Business Tax will be reviewed annually by Council, and classification is subject to change at Council's discretion.

If a business falls into more than one category, Council reserves the right to assign the business to that category which it feels is most appropriate.

In case of a dispute as to the classification of a particular business, the business may appeal to the Finance & Administration Standing Committee who will make a recommendation to Council.

CITY OF CORNER BROOK RECOVERABLE WORK RATES

All property owners will be invoiced for actual costs incurred by the City of Corner Brook. The owner shall pay a deposit prior to the commencement of the work based on an average cost of the type of work being performed. If the actual cost of the work is less than the deposit, a refund will be made. Where the actual cost is greater than the deposit, property owners are required to pay a deposit prior to the commencement of the work.

A fixed cost will be charged for the following services only:

1. Turn off or turn on water rates are separated as per the following (per visit):
 - (a) The rate of **\$105.00** will be applied during normal working hours.
 - (b) The rate of **\$135.00** will be applied outside of normal working hours.

2. The rates for clearing of sewer service laterals are as follows:
 - (a) The rate of **\$195.00** is applicable where the sewer has to be rodded or taped during normal working hours.
 - (b) The rate of **\$285.00** is applicable where the sewer has to be rodded or taped outside of normal working hours.
 - (c) In the case that the sewer has to be excavated, the property owner is expected to pay the actual costs incurred by the City.

City of Corner Brook									
Analysis of Budgeted Revenue and Expenditure from 2016 to 2019									
	% of	2016 Budget	% of	2017 Budget	% of	2018 Budget	% of	2019 Budget	% of
	Total		Total		Total		Total		Total
REVENUE									
GENERAL TAXATION	81.6%	\$ 27,793,000	81.2%	\$ 27,670,500	80.2%	\$27,841,400	79.6%	\$28,599,800	80.2%
REVENUE FROM RESERVES	0.5%	351,500	1.0%	20,000	0.1%	128,100	0.4%	-	0.0%
LICENSES, FEES AND PERMITS	0.8%	230,000	0.7%	236,500	0.7%	268,200	0.8%	308,100	0.9%
911 PSAP	2.4%	632,900	1.8%	698,700	2.0%	686,600	2.0%	686,600	1.9%
INTEREST AND PENALTIES	0.8%	350,000	1.0%	350,000	1.0%	410,000	1.2%	475,000	1.3%
UTILITY GRANTS	3.8%	1,293,000	3.8%	1,258,300	3.6%	1,188,200	3.4%	1,094,000	3.1%
CONTRIBUTIONS & GRANTS	6.0%	2,022,500	5.9%	2,376,500	6.9%	2,471,600	7.1%	2,545,400	7.1%
RECREATION & CIVIC CENTRE	3.3%	1,164,700	3.4%	1,539,100	4.5%	1,499,700	4.3%	1,485,900	4.2%
OTHER REVENUE	0.9%	391,700	1.1%	358,200	1.0%	465,700	1.3%	481,700	1.4%
TOTAL OPERATING REVENUE	100.0%	34,229,300	100.0%	34,507,800	100.0%	34,959,500	100.0%	35,676,500	100.0%
LONG TERM DEBT RECOVERY		206,600		139,500		100,100		71,400	
TOTAL REVENUE		\$ 34,435,900		\$ 34,647,300		\$35,059,600		\$35,747,900	
EXPENDITURE									
EXECUTIVE & LEGISLATIVE	1.4%	\$ 352,300	1.4%	\$ 297,500	1.2%	\$ 301,500	1.2%	\$ 312,000	1.2%
CITY MANAGER OFFICE	1.9%	524,300	2.1%	591,700	2.3%	597,700	2.3%	756,200	2.8%
BUSINESS RESOURCE CENTRE (included in CEDP)	0.6%	123,500	0.5%	186,300	0.7%	-	0.0%	-	0.0%
FINANCE & ADMINISTRATION	9.6%	2,369,000	9.5%	2,402,200	9.4%	2,559,900	9.9%	2,512,800	9.4%
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	3.1%	1,551,800	6.2%	1,517,300	5.9%	2,375,100	9.1%	2,176,500	8.2%
TOTAL ADMINISTRATION	16.5%	4,920,900	19.7%	4,995,000	19.5%	5,834,200	22.5%	5,757,500	21.6%
PROTECTION TO PERSONS & PROPERTY	21.7%	4,759,200	19.1%	5,011,100	19.6%	5,030,200	19.4%	5,005,000	18.8%
RECREATION (previously in CEDP)								428,900	1.6%
CIVIC CENTRE	7.4%	1,854,400	7.4%	2,416,000	9.4%	2,369,600	9.1%	2,411,700	9.1%
SUPERVISION, ADMINISTRATION & BLDG.	15.9%	3,598,300	14.4%	3,545,900	13.9%	2,812,400	10.8%	2,842,700	10.7%
PUBLIC WORKS	22.0%	5,633,000	22.6%	5,642,300	22.0%	5,921,200	22.8%	6,187,900	23.2%
WATER & WASTEWATER	12.8%	3,376,600	13.5%	3,249,400	12.7%	3,340,500	12.9%	3,296,600	12.4%
TRANSIT	1.4%	317,800	1.3%	335,500	1.3%	308,800	1.2%	333,200	1.3%
TOTAL PUBLIC WORKS, WATER & WASTEWATER	52.2%	12,925,700	51.8%	12,773,100	49.9%	12,382,900	47.7%	12,660,400	47.5%
OTHER EXPENDITURE	2.1%	503,000	2.0%	399,500	1.6%	366,000	1.4%	380,500	1.4%
TOTAL OPERATING EXPENDITURE	100.0%	24,963,200	100.0%	25,594,700	100.0%	25,982,900	100.0%	26,644,000	100.0%
CAPITAL AND EQUIPMENT		2,620,300		2,600,000		2,600,000		2,924,300	
RESERVES		1,017,600		1,013,900		1,017,300		1,022,100	
DEBT PAYMENTS		5,834,800		5,438,700		5,459,400		5,157,500	
TOTAL EXPENDITURE		\$ 34,435,900		\$ 34,647,300		\$35,059,600		\$35,747,900	

**City of Corner Brook
Breakdown of Revenue & Expenditure
2019 Budget**

REVENUE

GENERAL TAXATION	
MUNICIPAL TAX / WATER METER	\$ 23,129,100
BUSINESS TAX	5,230,700
POLL TAX	240,000
DOWNTOWN BUSINESS SURCHARGE	-
OTHER REVENUE	
REVENUE FROM RESERVES	-
LICENSES AND PERMITS	308,100
911 PSAB	686,600
INTEREST & TAX PENALTIES	475,000
UTILITY GRANTS	1,094,000
CONTRIBUTIONS & GRANTS	2,545,400
RECREATION REVENUE	41,500
FACILITY RENTALS	241,400
LAND & OTHER REVENUE	240,300
CIVIC CENTRE	<u>1,444,400</u>
TOTAL OPERATING REVENUE	\$ 35,676,500
LONG TERM DEBT RECOVERY	<u>71,400</u>
TOTAL REVENUE	\$ 35,747,900

EXPENDITURE

EXECUTIVE AND LEGISLATIVE	\$ 312,000
CITY MANAGER AND CITY CLERK OFFICE	756,200
FINANCE & ADMINISTRATION	2,512,800
COMMUNITY, ENGINEERING, DEVELOPMENT & PLANNING	2,176,500
PROTECTIVE SERVICES	
FIRE PROTECTION	3,925,600
MUNICIPAL ENFORCEMENT	241,700
ANIMAL CONTROL	115,000
911 PSAP	722,700

PUBLIC WORKS, WATER & WASTEWATER	
SUPERVISION & ADMINISTRATION	1,510,300
OTHER PAYROLL COSTS	620,600
BUILDING MAINTENANCE	711,800
PUBLIC WORKS	
STREET LIGHTING	688,000
STREET MAINTENANCE	962,000
SNOW CLEARING	1,882,500
TRAFFIC CONTROL	232,500
DRAINAGE	125,500
STREET & STORM SEWER CLEANING	353,000
GARBAGE COLLECTION & DISPOSAL	1,419,900
PARKS & FIELDS	524,500
WATER & WASTEWATER	
PURIFICATION & TREATMENT	1,449,800
WATER MAINS & HYDRANTS	1,143,300
SANITARY SYSTEMS	395,800
REGULATORS AND METERS	152,000
RESERVOIRS AND INTAKES	66,500
PUMPHOUSE	89,200
TRANSIT	333,200
RECREATION	428,900
CIVIC CENTRE	2,411,700
PROVISION FOR ALLOWANCE	120,000
GRANTS & SPONSORSHIPS	260,500
TOTAL OPERATING EXPENDITURE	\$ 26,644,000
CAPITAL EQUIPMENT	750,000
CAPITAL WORKS	2,174,300
RESERVE FOR SEWER LEVY	1,022,100
DEBT PAYMENTS	5,157,500
TOTAL EXPENDITURE	\$ 35,747,900