

	Budget 2019	Budget 2018	Écart en \$ 2019 VS 2018	Écart en % 2019 VS 2018	
	\$	\$			
Revenus					Revenues
Taxes	78 097 670	76 166 838	1 930 832	2.54%	Taxes
Tarification d'eau	2 500 000	2 300 000	200 000	8.70%	Water consumption fees
Paiements tenant lieu de taxes	495 230	484 372	10 858	2.24%	Compensation in lieu of taxes
Services aux organismes municipaux	36 900	41 800	(4 900)	-11.72%	Services to municipal organizations
Autres revenus de sources locales	12 633 900	11 725 000	908 900	7.75%	Other revenues from local sources
Autres revenus contribution des promoteurs	2 050 000	50 000	2 000 000	4000.00%	Other revenues Developers' contribution
Transferts du gouvernement	573 500	555 700	17 800	3.20%	Transfers from the Government
TOTAL	96 387 200	91 323 710	5 063 490	5.54%	TOTAL
Dépenses de fonctionnement					Operating expenditures
Administration générale	8 322 600	8 030 200	292 400	3.64%	General administration
Administration - Indemnités d'expropriation et frais recouvrés des promoteurs	2 050 000	50 000	2 000 000	4000.00%	Administration - Expropriation compensation and costs recovered from developers
Sécurité publique	2 012 000	1 900 500	111 500	5.87%	Public safety
Transport ⁽¹⁾	8 251 440	8 021 180	230 260	2.87%	Transportation ⁽¹⁾
Hygiène du milieu ⁽¹⁾	5 373 235	5 480 005	(106 770)	-1.95%	Environment ⁽¹⁾
Santé et bien-être	288 300	310 600	(22 300)	-7.18%	Health and Welfare
Aménagement, urbanisme et développement industriel et commercial	1 355 800	1 334 200	21 600	1.62%	Urban planning and development
Loisirs et culture ⁽¹⁾	15 506 125	14 265 725	1 240 400	8.69%	Recreation and culture ⁽¹⁾
Frais de financement	1 033 300	1 001 600	31 700	3.16%	Financing costs
Remboursement en capital - Dette à long terme	3 910 700	3 956 900	(46 200)	-1.17%	Principal reimbursements - long term debt
SOUS-TOTAL dépenses locales	48 103 500	44 350 910	3 752 590	8.46%	SUB-TOTAL local expenditures
Quote-part à la Communauté métropolitaine de Montréal	754 900	748 100	6 800	0.91%	Town's share of the Communauté Métropolitaine de Montréal
Quote-part à l'Agglomération de Montréal et contribution à la Ville de Montréal	52 564 600	49 854 700	2 709 900	5.44%	Montreal Agglomeration Aliquot Share and Contribution to the city of Montréal
TOTAL	101 423 000	94 953 710	6 469 290	6.81%	TOTAL
Total des dépenses de fonctionnement et autres activités financières	101 423 000	94 953 710	6 469 290	6.81%	Total operating expenditures and other financial activities
Surplus (déficit) des activités financières avant affectations	(5 035 800)	(3 630 000)	(1 405 800)	-	Financial activity surplus (deficit) before appropriations
Affectations					Appropriations
Surplus accumulé non affecté ou affecté	3 250 000	1 725 000	1 525 000	88.41%	Non allocated surplus or allocated surplus
Réserves financières et fonds réservés	1 785 800	1 905 000	(119 200)	-6.26%	Financial reserves and reserved funds
TOTAL	5 035 800	3 630 000	1 405 800	38.73%	TOTAL
ÉQUILIBRE BUDGÉTAIRE	-	-	-		BUDGET BALANCE

(1) Les dépenses d'administration des services du génie, des travaux publics et des loisirs font l'objet d'une répartition administrative. Administrative expenses for the Engineering, Public Works and Recreation departments are submitted to administrative distribution.

TOWN OF MOUNT ROYAL
2019 OPERATING BUDGET - REVENUES AND EXPENDITURES ANALYSIS

	<u>2018 BUDGET</u>	<u>2019 BUDGET</u>	<u>VARIATION IN \$</u>	<u>VARIATION IN %</u>
REVENUES				
TAXES				
PROPERTY TAXES ON RESIDENTIAL IMMOVABLES	\$ 36 836 169	\$ 37 696 412	\$ 860 243	2.3%
PROPERTY TAXES ON NON-RESIDENTIAL IMMOVABLES	\$ 36 287 369	\$ 37 299 581	\$ 1 012 212	2.8%
PROPERTY TAXES ON IMMOVABLES CONTAINING SIX (6) OR MORE DWELLING UNITS	\$ 2 329 522	\$ 2 369 689	\$ 40 167	1.7%
PROPERTY TAXES ON SERVICED VACANT LOTS	\$ 713 778	\$ 731 988	\$ 18 210	2.6%
WATER CONSUMPTION FEES	\$ 2 300 000	\$ 2 500 000	\$ 200 000	8.7%
	<u>\$ 78 466 838</u>	<u>\$ 80 597 670</u>	<u>\$ 2 130 832</u>	<u>2.7%</u>
PAYMENTS IN LIEU OF TAXES				
QUEBEC GOVERNMENT	\$ 484 372	\$ 495 230	\$ 10 858	2.2%
SERVICES PROVIDED TO MUNICIPAL ORGANIZATIONS				
AGGLOMÉRATION DE MONTRÉAL	\$ 41 800	\$ 36 900	-\$ 4 900	-11.7%
RECREATION AND LIBRARY				
PROGRAMS (RECREATIONAL AND CULTURAL ACTIVITIES)	\$ 939 100	\$ 903 800	-\$ 35 300	-3.8%
ARENA AND SKATING RINKS	\$ 141 100	\$ 145 200	\$ 4 100	2.9%
PLAYING FIELDS	\$ 787 000	\$ 783 400	-\$ 3 600	-0.5%
OUTDOOR POOL AND PIERRE LAPORTE POOL	\$ 334 700	\$ 329 800	-\$ 4 900	-1.5%
LIBRARY	\$ 35 900	\$ 35 300	-\$ 600	-1.7%
SPONSORSHIPS	\$ 8 000	\$ 10 100	\$ 2 100	26.3%
CURLING CLUB - RENTAL	\$ 13 900	\$ 14 100	\$ 200	1.4%
COUNTRY CLUB - RENTAL	\$ 400	\$ 400	\$ -	0.0%
210 DUNBAR - RENTAL	\$ 1 800	\$ 1 800	\$ -	0.0%
	<u>\$ 2 261 900</u>	<u>\$ 2 223 900</u>	<u>-\$ 38 000</u>	<u>-1.7%</u>
OTHER REVENUES FROM LOCAL SOURCES				
LICENCES AND PERMITS	\$ 1 143 500	\$ 1 150 300	\$ 6 800	0.6%
PROPERTY TRANSFER FEES	\$ 5 854 000	\$ 6 650 000	\$ 796 000	13.6%
FINES AND PENALTIES	\$ 1 060 000	\$ 1 066 000	\$ 6 000	0.6%
INTEREST ON INVESTMENTS	\$ 534 500	\$ 666 000	\$ 131 500	24.6%
INTEREST ON TAX ARREARS	\$ 250 000	\$ 300 000	\$ 50 000	20.0%
OTHER RECOVERABLES	\$ 299 900	\$ 213 300	-\$ 86 600	-28.9%
DEVELOPERS' CONTRIBUTION	\$ -	\$ 2 050 000	\$ 2 050 000	-
PROCEEDS ON SALE	\$ -	\$ -	\$ -	-
	<u>\$ 9 141 900</u>	<u>\$ 12 095 600</u>	<u>\$ 2 953 700</u>	<u>32.3%</u>
OTHER SERVICES PROVIDED				
TOWN HALL – ROOM RENTAL	\$ 32 000	\$ 32 000	\$ -	0.0%
GENERAL ADMINISTRATION	\$ 51 500	\$ 51 600	\$ 100	0.2%
PUBLIC SAFETY	\$ 102 600	\$ 103 600	\$ 1 000	1.0%
TRANSPORTATION	\$ 96 000	\$ 94 000	-\$ 2 000	-2.1%
ENVIRONMENT	\$ 1 500	\$ 1 500	\$ -	0.0%
URBAN PLANNING AND DEVELOPMENT	\$ 87 600	\$ 81 700	-\$ 5 900	-6.7%
	<u>\$ 371 200</u>	<u>\$ 364 400</u>	<u>-\$ 6 800</u>	<u>-1.8%</u>
CONDITIONAL TRANSFERS				
RECYCLABLE MATERIALS COMPENSATION	\$ 260 000	\$ 260 000	\$ -	0.0%
RESIDUAL MATERIALS COMPENSATION	\$ 203 200	\$ 203 200	\$ -	0.0%
GRANT - TECQ 2010-2013	\$ -	\$ -	\$ -	-
GRANT - LIBRARY / PURCHASE OF BOOKS	\$ 37 500	\$ 56 300	\$ 18 800	50.1%
SHADOW PROGRAM	\$ 55 000	\$ 4 000	-\$ 51 000	-92.7%
SUBSIDY PROGRAMME - MINISTRY OF CULTURE	\$ -	\$ 50 000	\$ 50 000	-
	<u>\$ 555 700</u>	<u>\$ 573 500</u>	<u>\$ 17 800</u>	<u>3.2%</u>
APPROPRIATIONS				
PROCEEDS ON SALE	\$ -	\$ -	\$ -	-
GAIN OR LOSS ON SALE	\$ -	\$ -	\$ -	-
CAPITAL ASSET FINANCIAL ACTIVITIES	\$ -	\$ -	\$ -	-
SURPLUS	\$ -	\$ -	\$ -	-
APPROPRIATED SURPLUS	\$ 1 725 000	\$ 3 250 000	\$ 1 525 000	88.4%
FINANCIAL RESERVES AND RESERVES FUNDS	\$ 1 905 000	\$ 1 785 800	-\$ 119 200	-6.3%
	<u>\$ 3 630 000</u>	<u>\$ 5 035 800</u>	<u>\$ 1 405 800</u>	<u>38.7%</u>
TOTAL REVENUES AND APPROPRIATIONS	<u>\$ 94 953 710</u>	<u>\$ 101 423 000</u>	<u>\$ 6 469 290</u>	<u>6.8%</u>

EXPENDITURES**GENERAL ADMINISTRATION**

TOWN COUNCIL	\$ 675 100	\$ 674 200	-\$ 900	-0.1%
TOWN MANAGER'S OFFICE	\$ 806 700	\$ 1 033 000	\$ 226 300	28.1%
TREASURER'S OFFICE AND MATERIAL RESOURCES	\$ 2 121 300	\$ 2 018 400	-\$ 102 900	-4.9%
INFORMATION TECHNOLOGY	\$ 1 019 700	\$ 1 217 300	\$ 197 600	19.4%
PUBLIC AFFAIRS AND CLERK'S OFFICE	\$ 1 764 900	\$ 1 836 400	\$ 71 500	4.1%
HUMAN RESOURCES	\$ 884 200	\$ 827 800	-\$ 56 400	-6.4%
MAINTENANCE – TOWN BUILDINGS	\$ 595 300	\$ 595 500	\$ 200	0.0%
OTHER – FINANCE (BAD DEBTS AND CONTINGENCIES)	\$ 163 000	\$ 120 000	-\$ 43 000	-26.4%
OTHER - EXPROPRIATION COMPENSATION AND COSTS RECOVERED FROM DEVELOPERS	\$ 50 000	\$ 2 050 000	\$ 2 000 000	4000.0%
	<u>\$ 8 080 200</u>	<u>\$ 10 372 600</u>	<u>\$ 2 292 400</u>	<u>28.4%</u>

PUBLIC SECURITY

PUBLIC SECURITY	\$ 1 900 500	\$ 2 012 000	\$ 111 500	5.9%
	<u>\$ 1 900 500</u>	<u>\$ 2 012 000</u>	<u>\$ 111 500</u>	<u>5.9%</u>

TRANSPORTATION

ADMINISTRATION – ENGINEERING	\$ 1 586 700	\$ 1 594 800	\$ 8 100	0.5%
ADMINISTRATION – PUBLIC WORKS	\$ 1 714 500	\$ 1 864 300	\$ 149 800	8.7%
TOWN ROADS	\$ 1 948 300	\$ 2 000 300	\$ 52 000	2.7%
SNOW REMOVAL	\$ 2 468 700	\$ 2 581 700	\$ 113 000	4.6%
STREET LIGHTING	\$ 428 100	\$ 437 000	\$ 8 900	2.1%
TRAFFIC	\$ 487 400	\$ 463 400	-\$ 24 000	-4.9%
BUILDING MAINTENANCE – 10/20 ROOSEVELT (61%)	\$ 111 100	\$ 95 900	-\$ 15 200	-13.7%
BUILDING MAINTENANCE – 40 ROOSEVELT	\$ 83 900	\$ 77 200	-\$ 6 700	-8.0%
MAINTENANCE – TOWN SHOPS AND GARAGE	\$ 652 100	\$ 661 800	\$ 9 700	1.5%
RECOVERABLE EXPENDITURES	\$ 121 700	\$ 123 400	\$ 1 700	1.4%
APPORTIONMENT OF ADMINISTRATIVE EXPENDITURES	<u>-\$ 1 581 320</u>	<u>-\$ 1 648 360</u>	<u>-\$ 67 040</u>	<u>4.2%</u>
	<u>\$ 8 021 180</u>	<u>\$ 8 251 440</u>	<u>\$ 230 260</u>	<u>2.9%</u>

ENVIRONMENT

WATER AND SEWER SERVICES	\$ 3 566 210	\$ 3 569 200	\$ 2 990	0.1%
REFUSE COLLECTION AND DISPOSAL	\$ 1 320 800	\$ 1 185 900	-\$ 134 900	-10.2%
ENVIRONMENT PROTECTION	\$ -	\$ -	\$ -	-
APPORTIONMENT OF ADMINISTRATIVE EXPENDITURES	<u>\$ 592 995</u>	<u>\$ 618 135</u>	<u>\$ 25 140</u>	<u>4.2%</u>
	<u>\$ 5 480 005</u>	<u>\$ 5 373 235</u>	<u>-\$ 106 770</u>	<u>-1.9%</u>

HEALTH AND WELFARE

HEALTH AND WELFARE	\$ 310 600	\$ 288 300	-\$ 22 300	-7.2%
	<u>\$ 310 600</u>	<u>\$ 288 300</u>	<u>-\$ 22 300</u>	<u>-7.2%</u>

PLANNING AND DEVELOPMENT

ZONING AND INSPECTION SERVICE	\$ 1 042 600	\$ 1 047 700	\$ 5 100	0.5%
PROMOTION AND ECONOMIC DEVELOPMENT	\$ 291 600	\$ 308 100	\$ 16 500	5.7%
URBAN RENOVATION	\$ -	\$ -	\$ -	-
	<u>\$ 1 334 200</u>	<u>\$ 1 355 800</u>	<u>\$ 21 600</u>	<u>1.6%</u>

EXPENDITURES**RECREATION AND CULTURE**

ADMINISTRATION – RECREATION DEPARTMENT	\$ 1 631 600	\$ 1 948 600	\$ 317 000	19.4%
COMMUNITY CENTRE – ACTIVITIES	\$ 108 000	\$ 93 000	-\$ 15 000	-13.9%
SERVICES FOR SENIORS	\$ 188 900	\$ 185 400	-\$ 3 500	-1.9%
RECREATIONAL PROGRAMS	\$ 757 200	\$ 828 900	\$ 71 700	9.5%
ARENA AND OUTDOOR SKATING RINKS	\$ 1 081 000	\$ 1 124 600	\$ 43 600	4.0%
POOL	\$ 955 700	\$ 923 200	-\$ 32 500	-3.4%
PLAYING FIELDS AND PLAYGROUNDS	\$ 147 700	\$ 199 700	\$ 52 000	35.2%
SOCCER	\$ 3 700	\$ 3 700	\$ -	0.0%
DAY CAMPS	\$ 780 200	\$ 751 200	-\$ 29 000	-3.7%
BASEBALL AND SOFTBALL	\$ 18 600	\$ 20 400	\$ 1 800	9.7%
TENNIS COURTS	\$ 338 000	\$ 416 300	\$ 78 300	23.2%
MAINTENANCE – MOHAWK PARK CLUBHOUSE	\$ 36 000	\$ 41 400	\$ 5 400	15.0%
PARK MAINTENANCE	\$ 2 063 000	\$ 2 140 500	\$ 77 500	3.8%
TREE MAINTENANCE	\$ 1 266 800	\$ 1 698 700	\$ 431 900	34.1%
LIBRARY – ADMINISTRATION	\$ 2 508 600	\$ 2 633 200	\$ 124 600	5.0%
MAINTENANCE – LIBRARY BUILDING	\$ 505 700	\$ 573 400	\$ 67 700	13.4%
CULTURAL PROJECTS	\$ 100 000	\$ 100 000	\$ -	0.0%
MAINTENANCE – BUILDING AT 60 ROOSEVELT	\$ 670 100	\$ 676 200	\$ 6 100	0.9%
MAINTENANCE – TMR COUNTRY CLUB	\$ 116 600	\$ 117 500	\$ 900	0.8%
APPORTIONMENT OF ADMINISTRATIVE EXPENDITURES	\$ 988 325	\$ 1 030 225	\$ 41 900	4.2%
	\$ 14 265 725	\$ 15 506 125	\$ 1 240 400	8.7%

FINANCING AND CONTRIBUTION

FINANCING COST	\$ 1 001 600	\$ 1 033 300	\$ 31 700	3.2%
PRINCIPAL REPAYMENT OF THE DEBT	\$ 3 956 900	\$ 3 910 700	-\$ 46 200	-1.2%
CONTRIBUTION TO THE COMMUNAUTÉ MÉTROPOLITAINE DE MONTRÉAL	\$ 748 100	\$ 754 900	\$ 6 800	0.9%
MONTREAL AGGLOMERATION ALIQUOT SHARE AND				
CONTRIBUTION TO THE CITY OF MONTRÉAL	\$ 49 854 700	\$ 52 564 600	\$ 2 709 900	5.4%
	\$ 55 561 300	\$ 58 263 500	\$ 2 702 200	4.9%
TOTAL EXPENDITURES	\$ 94 953 710	\$ 101 423 000	\$ 6 469 290	6.8%
SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	-

REPORT ON THE 2019 OPERATING BUDGET AND THE TRIENNIAL CAPITAL EXPENDITURES PROGRAM FOR 2019-2020-2021

Dear fellow citizens,

In accordance with section 474 of the Cities and Towns Act and on behalf of Town Council, I am pleased to submit Town of Mount Royal's report on the 2019 operating budget and the Triennial Capital Expenditures Program (PTI) for 2018-2020-2021.

This year, the municipal administration has prepared a budget that includes a property tax increase of 1.76% for residential taxpayers who own an average single-family home and of 2.54% for the non-residential sector.

The priorities for our 2019 operating budget are to:

- Plan for the operating expenses related to completion of the sports and community centre construction project;
- Continue preserving the urban forest;
- Upgrade the design of certain parks to better meet citizens' needs and make these green spaces even more welcoming;
- Support economic development and promote local businesses and services;
- Partner with and actively take part in major issues that have a significant impact on the Town and involve external partners (Royalmount project, REM, Cornwall Bridge, calculation of the fiscal capacity in order to represent and defend the Town's interests);
- Limit the tax increase while taking into account the impact of the aliquot share imposed by the Urban Agglomeration of Montréal and maintaining the level of service provided to citizens;
- Continue efficiently managing public funds while paying attention to the transformation of the residential and commercial sectors attributable to their changing vocation and redevelopment.

Accordingly, the Town's 2019 operating budget totals \$101,423,000, up 6.8% from the 2018 budget, due primarily to the following factors:

- Local expenditures rose \$3,752,590 or 8.46%. This increase is mainly attributable to:
 - the allocation of a \$272,000 budget for coordination of the project to construct a new sports and community centre and for transition expenses related to the temporary relocation of the Recreation Department;
 - an increase in spending to maintain the urban forest;
 - an increase in overall compensation, mandatory employer costs and employee benefits;
 - an increase in professional fees, in particular for major projects;
 - an increase in the Public Security Department budget to provide an additional dispatcher from 16:00 to midnight, seven days a week;

- an increase in the Public Affairs and Clerk's Office budget to create a new Administrator Contractual Matters position;
 - an increase in the budget for purchasing computer hardware and for expenses related to the use of and warranties for specialized software;
 - the allocation of a budget for achieving the objectives of the Special Planning Program and, more specifically, those related to the redevelopment of the industrial sector. These expenses are fully assumed by the developer of the Royalmount project.
- A total increase of \$2,660,500 in the aliquot share paid to the Urban Agglomeration of Montreal for general expenditures, water service, first responder programs, the arterial road system debt, funding investments eligible for grants and financing the 2017 deficit.
 - A \$49,400 increase in the contribution required by the Ville de Montréal for spending related to downtown Montréal;
 - Lastly, a \$6,800 increase in the aliquot share Mount Royal pays to the Communauté métropolitaine de Montréal.

Property taxes and water billing, which remain our main sources of revenue, total \$80.6 million or 84% of total revenue.

For its part, revenue from services provided and local sources is budgeted at \$12.7 million or 13.1% of total revenue.

Revenue from government transfers totals \$573,500 or 0.6% of total revenue.

The budget process was guided by our desire to continue offering, without compromise, quality services to Town citizens while also being sensitive to taxpayers' ability to pay. Therefore, Council decided to use the Town's accumulated surplus to fund part of the operating expenses.

Similarly, to help cover the yet again sizeable increase (5.4%) in the aliquot share paid to the Urban Agglomeration of Montréal, \$1.5 million from the accumulated surplus will be used to help soften the impact of the new increase.

Lastly, to fund the local expenditures of the urban forest maintenance program, the coordination and transition of the Recreation Department during the sports and community centre construction project and the professional fees related to major projects, it was decided to draw an additional \$1,750,000 from the accumulated surplus. In short, Town residents will see benefits from the surplus accumulated in recent years in the form of lower property tax bills.

The choice of projects to be carried out under the Triennial Capital Expenditures Program for 2019-2020-2021 was guided by the following priorities:

- Continue work on the sports and community centre;
- Maintain our infrastructures in good condition: buildings, streets, sewers, water distribution system;
- When reconstructing certain streets, consider modified designs to calm traffic and improve pedestrian safety;
- Continue greening the Bates-Ekers neighbourhood;
- Explore various environmental options related to green transportation, including ones involving bike paths and public transportation (car sharing, bike sharing, etc.);
- Enhance the cultural offer by increasing the presence of temporary and permanent public art at strategic locations around Town.

Consequently, the funds allocated to the Triennial Capital Expenditures Program for 2019 will be used mainly to:

- build a new sports centre;
- install two Bixi stations;
- acquire an artwork and display it on public property;
- carry out upgrading and renovation work on our municipal buildings and chlorine booster stations;
- renew our fleet of vehicles and heavy machinery;
- reconstruct streets and sidewalks;
- perform rehabilitation work on the water distribution and sewer systems;
- invest in our parks;
- upgrade the facilities in Mohawk Park;
- replace the curling club's refrigeration units;
- invest in information technology (networking, hardware, etc.).

To maintain the Town's infrastructure in good condition, we have established our Triennial Capital Expenditures Program.

DEPARTMENTS	2019	2020	2021
Public Works and Public Security	\$1,902,000	\$2,586,700	\$584,900
Administrative Services	\$755,500	\$861,000	\$0
Engineering and Urban Planning	\$11,569,000	\$8,346,000	\$7 950,000
Recreation and Culture	\$1,400,000	\$25,330,000	\$700,000
TOTAL	\$15,626,500	\$37,123,700	\$9,234,900

Four sources of funding are planned for completing capital expenditure projects in 2019, in the following amounts:

- Loan by-law \$9,915,400
- Working capital \$92,500
- Surplus \$750,000
- Grant \$4,018,600
- Park fund \$850,000

A new wind is blowing through Mount Royal. The Town is preparing to construct its first entirely new municipal building since the 1960s and our urban forest is being regenerated into one that is more resistant. And yet, even as these changes are taking place, a healthy continuity—by which I mean the superior quality of the services provided to Townies—and the same discipline in managing public funds is being maintained

Faced with the impending arrival of the Réseau électrique métropolitain and the Royalmount development and setting aside the changing demands of the Urban Agglomeration of Montréal, it would perhaps be more accurate to say the Town is being called on to change both inside and out, sometimes with challenges. Be that as it may, for families that have decided to make our garden

city their home, Town of Mount Royal's 2019 budget promises the same comfort, safety and priorities as those of previous years. The arrival in our Town of the acclaimed Bixi service, the upgrading of the popular Mohawk Park and the staff increases in our Public Security Department are only a few of the things that, once again in 2019, will increase the quality of life of all residents.

Philippe Roy
Mayor