

## **CITY OF CORTLAND POLICE** **BICYCLE PARTS SALE PROPOSAL**

Proposal for the Cortland City Police to sell miscellaneous bicycle parts, including frames, rims, wheels, and assorted components previously donated to a now defunct bicycle program previously operated by the cooperative extension, to SUNY Cortland Professor Kassim Kone, PHD. All bicycle parts will be sold in "AS IS" condition for a lump sum of \$50.00, and will be utilized by Dr. Kone for his project in Africa. The donation will go to the Water Works Deer Fund.

This will not include or impact any bicycles which would be offered for sale in the annual spring sale at the armory.

(DC Paul A. Sandy)

BARCLAY DAMON<sup>LLP</sup>

Mark R. McNamara  
Partner

February 29, 2016

Richard Van Donsel, Esq.  
Corporation Counsel – Law Department  
City Hall  
25 Court Street  
Cortland, NY 13045

RE: Natrium Products, Inc. v. City of Cortland, et al.  
47 East Court Street (SBL No. 86.59-02-1300) (“Property”)  
Our File: 2802911

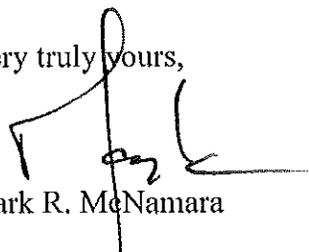
Dear Richard:

Further to our conversation of February 26, 2016, enclosed is a proposed Stipulation and Order of Settlement which fully resolves this litigation. By way of explanation, the Stipulation reduces the 2015 assessment from \$475,000 to \$213,000 but Petitioner waives all refunds. The waiver of refunds makes the reduction irrelevant except that it triggers the application of the three (3) year freeze of RPTL 727 for 2016, 2017 and 2018.

If you think I am unduly complicating this, please call me. If not, please execute the Stipulation and have the Mayor do so as well and return it to me. I will take care of obtaining the Court’s signature and filing.

Thank you again for your cooperation.

Very truly yours,

  
Mark R. McNamara

MRM:kr  
Enclosure

cc: Tim Herman (w/Enclosure)  
Jim Canfield (w/Enclosure)

The Avant Building – 200 Delaware Avenue - Buffalo, New York 14202 barclaydamon.com  
mmcnamara@barclaydamon.com Direct: 716.566.1536 Fax: 716.846.1210  
Also Admitted In: District of Columbia

STATE OF NEW YORK SUPREME COURT  
CORTLAND COUNTY SIXTH JUDICIAL DISTRICT

**IN THE MATTER OF THE APPLICATION UNDER  
ARTICLE 7 OF THE REAL PROPERTY TAX LAW  
BY NATRIUM PRODUCTS, INC.,**

*Petitioner,*

vs.

**THE CITY OF CORTLAND, NEW YORK, AND ITS  
ASSESSOR AND BOARD OF ASSESSMENT  
REVIEW,**

*Respondents.*

**STIPULATION AND ORDER  
OF SETTLEMENT**

**Index No. EF15-652**

**WHEREAS**, Petitioner, by and through its attorneys, Barclay Damon, LLP, Mark R. McNamara, Esq., of Counsel, commenced the above-captioned proceeding (“Proceeding”) against the Respondents City of Cortland, New York (“City”), the City Assessor (“Assessor”) and the City Board of Assessment Review (“BAR”), (collectively, the “City”) which by and through its attorneys, the Cortland City Law Department, Corporation Counsel Richard Van Donsel, Esq., of Counsel, duly appeared in the Proceeding; and

**WHEREAS**, the real property at issue in the Proceeding is situated in the City and described on the City’s 2015 assessment roll as follows:

<u>Property Location</u>	<u>SBL No.</u>
47 East Court Street	86.59-02-1300

(the “Property”); and

**WHEREAS**, the Parties have engaged in settlement discussions and have agreed to fully resolve their differences without further litigation upon the terms of this Stipulation and Order of Settlement (“Stipulation and Order”); and

WHEREAS, the Parties have authorized their attorneys to enter into this Stipulation and Order;  
and

WHEREAS, the Stipulation and Order is in the Parties' best interests;

NOW, upon reading and filing of the Stipulation and Order, it is hereby

**STIPULATED AND ORDERED**, that, the 2015 assessed valuation of the Property shall be reduced from \$475,000 to \$213,000; and it is further

**STIPULATED AND ORDERED** that Petitioner waives any and all refunds which would result from the reduction of the 2015 assessed valuation of the Property; and it is further

**STIPULATED AND ORDERED** that the terms of RPTL 727 shall apply such that the assessed valuation of the Property on the 2016, 2017 and 2018 assessment rolls will be set at \$213,000; and it is further

**STIPULATED AND ORDERED** that this Proceeding shall be discontinued upon full compliance with the terms of the Stipulation and Order. In the event that the assessments in the years 2016 through 2018 are not set as provided in this Stipulation and Order, this Proceeding shall be immediately restored to the trial calendar; and it is further

**STIPULATED AND ORDERED**, that an executed copy of the Stipulation and Order, with Notice of Entry, shall be entered and docketed in the Cortland County Clerk's Office and be filed among the Assessor's permanent records; and it is further

**STIPULATED AND ORDERED**, this Stipulation and Order may be signed in one or more counterparts, each of which shall be deemed to be an original and all of which when taken together shall constitute the same Stipulation and Order. Any signed copy of this Stipulation and Order made by photocopy or facsimile shall be considered an original.

**DATED:** March \_\_\_, 2014

BARCLAY DAMON, LLP

By: \_\_\_\_\_  
Mark R. McNamara, Esq.

*Attorneys for Petitioners*  
200 Delaware Avenue  
Avant Building – Suite 200  
Buffalo, New York 14202

**DATED:** March \_\_\_, 2014

CITY OF CORTLAND  
MAYOR

By: \_\_\_\_\_  
Hon. Brian Tobin

City Hall  
25 Court Street  
Cortland, New York 13045

**DATED:** March \_\_\_, 2014

CITY LAW DEPARTMENT  
CORPORATION COUNSEL

By: \_\_\_\_\_  
Richard Van Donsel, Esq.

*Attorneys for Respondents*  
City Hall  
25 Court Street  
Cortland, New York 13045

BARCLAY DAMON, LLP

**SO ORDERED:**

\_\_\_\_\_  
**HON. PHILLIP R. RUMSEY, J.S.C.**

**Enter:**

# **City of Cortland and SEIU Local 200 United Proposed Tentative Agreement**

The City of Cortland and the SEIU Local 200 United tentatively agree as follows.

## **1. Wages**

Retroactive to January 1, 2016 wages will increase .8 % for the balance of 2016 (12/31/16)

Beginning January 1, 2017 wages will increase by 1.8%

Beginning January 1, 2018 wages will increase by 1.8 %

Beginning January 1, 2019 wages will increase by 1.8%

In the event the City and either the Waste Water Treatment Union or CSEA collective bargaining units agree to a wage increase for a percentage higher than 1.8 the City will automatically increase the Local 200 wages to match. This provision terminates December 31, 2017.

## **2. Health Insurance**

The City agrees to allow paid release time for the Unit's representative to travel to, attend and return from meetings of the Joint Committee on Plan Structure and design of the Greater Tompkins County Health Insurance Consortium (GTCMHIC) if those meetings occur during work hours.

3. The City will enter into a Memorandum of Understanding to compensate Connie Sorrells the amount of Two thousand and no/100s dollars (\$2000.00) per annum for work performed regarding use and operation of the city's telephone system.
4. The City agree to, in due course, to hire an Administration Aid to perform duties in the clerk office, the DPW and other assignments as directed by the Director of Administration and Finance.
5. All other terms of the existing collective bargaining shall remain in force without change or alteration.

It is understood by the undersigned that this tentative agreement is subject to ratification and adoption.

SEIU Local 200 United

The City of Cortland

BY \_\_\_\_\_

By \_\_\_\_\_

Date:

Date:

**mayorofc**

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**From:** Jeff Gambitta <cahsjgambitta@gmail.com>  
**Sent:** Thursday, March 03, 2016 11:59 AM  
**To:** sue@cortlandny.com  
**Cc:** mayor  
**Subject:** CITY Application for Commission (Jeff Gambitta)

Name: Jeff Gambitta

Email Address: cahsjgambitta@gmail.com

Street Address: 19 Atkins Ave

City/State/Zip: Cortland NY 10345

Phone: (607) 423-6377

Commission or Board you would like to be considered for: Environmental Advisory Committee

Why are you interested in this position? To serve as an impartial advisor on environmental concerns, issues and future decisions toward sustainability.

What qualifications do you have for this position? I taught an environmental science elective for high school students for a few years. In that time, I focused on the Cortland County Dump, Cortland Recycling Center, City Water Treatment Plant, Otter Creek Aquifer, composting and gardening.

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Date/Time: 2016-03-03 08:58:46 PST  
Sender IP: 24.59.105.238 [United States] | qjvbu9w0374imlpf  
Referrer: <http://cortland.org/city/commissions/application.htm>



CITY OF CORTLAND  
OFFICE OF CITY CLERK

25 COURT STREET • CORTLAND, NY 13045  
PHONE (607) 756-6521 • FAX (607) 756-4644

RAYMOND A. PARKER  
CITY CLERK

**SOUND DEVICE PERMIT**

DATE REQUESTED: July 30<sup>th</sup> 2016

ISSUANCE DATE: \_\_\_\_\_

NAME: Andrew S. Moore

EXPIRATION DATE: \_\_\_\_\_

ADDRESS: ~~131~~ Port Watson Mini Conference  
131 Port Watson St Center  
Cortland NY 13045

TELEPHONE: 607-345-4196

TYPE OF SOUND DEVICE: Bands Times: 1:00 pm + 1 9:00 pm

NON-PROFIT:  ALL <sup>\*BENEFIT</sup> proceeds ARE going to Gary Schmidt class of 76  
( \*Please check if you are a non-profit group therefore no licensing fee applies ) + Linda Stoker class of 75

LICENSE FEE: Fixed Location-\$250 Mounting upon Motor Vehicle-\$500  
Reverses - \$100

**Fixed Location:** For the use or operation of any radio, phonograph, microphone or other device by which sounds are magnified and caused to be heard over any public street or public place from any one fixed location and not in, or mounted upon a motor vehicle, the sum of \$250 for any day or part of a day for which the applicant desires permission hereunder. (Code of Ordinances 193-5 Noise Article II Sound Devices [adopted 8-5-1969 as Ch. 12, Art. VI, of the 1969 Code of Ordinances])

**Mounting upon motor vehicle:** For the use or operation of any radio, phonograph, microphone or other device by which sounds are magnified and caused to be heard over any public street or public place to be used in, or mounted upon, a motor vehicle, the sum of \$500 for any day or part of a day for which the applicant desires permission hereunder. (Code of Ordinances 193-5 Noise Article II Sound Devices [adopted 8-5-1969 as Ch. 12, Art. VI, of the 1969 Code of Ordinances])

RESTRICTIONS, IF ANY:

Andrew S. Moore  
Signature of Applicant

3/7/16  
Date

**APPLICATION MUST BE FILED AT LEAST TWO (2) WEEKS BEFORE FUNCTION TO ALLOW TIME FOR PROCESSING.**

**CITY OF CORTLAND POLICY REGARDING ASSESSED VALUE OF ORDINARY MAINTENANCE AND  
PROPERTY IMPROVEMENTS TO RESIDENTIAL PROPERTY**

Whereas: It is the policy of the City of Cortland to encourage all property improvements,

Whereas: The City is especially desirous to encourage improvements which brighten homes and neighborhoods,

Whereas: The City is cognizant that some property owners are reluctant to make improvements to their property for fear that their assessment, thus their taxes will rise,

Whereas: It is the intention of the City to set forth a general policy statement defining a broad scope of normal maintenance and improvement will not result in an increase in assessed value,

Therefore Be It Resolved: that the following list of normally encounter property improvements will not increase assessments:

- Exterior Painting
- Repairing or Replacing exterior trim
- Minor repair of existing porches or steps
- Repairing sidewalks or driveways
- Repointing, repairing or cleaning brickwork stone or other masonry
- Improving lawns or landscaping
- Adding or replacing gutters or downspouts
- Replacement of plumbing fixtures
- Adding exterior lighting
- Repairing existing fencing
- Adding or improving landscape feature and retaining walls
- Installing weather stripping, storm windows and doors
- Interior painting and wallpapering
- Repairing existing walls and ceilings
- Installing carpeting
- Water heater replacement
- Replacing, repairing or adding siding, soffits and/or downspouts
- Adding or repairing a utility sheds less than 100 sq. ft.
- Removing existing porches or sheds larger than 100 sq. ft., additions or garages
- Adding or replacing above ground swimming pools
- Remodeling, alterations and repairs that include changes to or replacement of portions of the structural system of the building (structural system includes all framing, masonry, and sheathing materials)
- Replacement of roofs where structural decking is replaced
- Construction of decks and stairs
- Installing new or replacement of fences
- Major plumbing additions or replacement\*\*
- Major heating changes (i.e. furnace replacement\*\*

- Replacing existing ceiling and wall materials (Plaster, etc.) in buildings of two families, or more
- Replacing windows
- Adding or replacing wood-burning stoves or fireplace inserts.

\*\*Where no new rooms are added.

Therefore Be It Further Resolved that in contrast to improvements that will not increase assessment the following extensive improvements if they substantially increase the value of a property, may affect assessed value:

- All new structures or additions to existing structures
- Major exterior structural changes
- Interior alterations which provide additional rooms
- Adding new basements where non exist
- Changing from one-family to a two-family or multi-family use
- Changing from two family or multi-family to one-family
- Adding central heating or central air conditioning systems
- Adding fireplaces
- Converting a room in a residence into commercial use (i.e. home occupation).

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2016

RESOLUTION TO SUSPEND THROUGH DECEMBER 31, 2016 BUILDING PERMIT FEES FOR RESIDENTIAL MAINTENANCE AND IMPROVEMENT PROJECTS WITH A VALUE OF EQUAL TO OR LESS THAN \$20,000

Whereas: It is the policy of the City of Cortland to encourage all property improvements,

Whereas: The City is especially desirous to encourage improvements which brighten homes and neighborhoods,

Whereas: The building permit system serves both the property owner and public by regulating the quality of services rendered,

Whereas: The City is cognizant that some property owners are reluctant to secure a permit and/or make improvements to their property due to the cost of building permits.

Therefore Be It Resolved that building permit fees are hereby suspended through December 31, 2016 for residential maintenance and improvement projects of \$20,000 or less.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2016