

[*Note: During work session at 5pm, Emily Gardner from Saratoga Associates gave a presentation on the Arts Park and AEDA representative Mike Coon gave a presentation on the plans for the Pavone lot and the Broad Street lot expansion*]

**REGULAR MEETING OF THE COMMON COUNCIL
OF THE CITY OF PLATTSBURGH, NEW YORK**

March 5, 2020
5:30 P.M.

MINUTES

Pledge of Allegiance

(RC)

Present: Mayor Colin Read, Councilors Ira Barbell (W1), Mike Kelly (W2), Paul DeDominicas (W4), Patrick McFarlin (W5), Jeff Moore (W6)

Absent: Councilor Elizabeth Gibbs (W3)

MAYOR'S COMMENTS: mentioned Press Conference held earlier about the Coronavirus and spoke further on this subject and gave updated information.

1. MINUTES OF THE PREVIOUS MEETING:

RESOLVED: That the Minutes of the Regular Meeting of the Common Council held on February 27, 2020 are approved and placed on file among the public records of the City Clerk's Office

By Councilor DeDominicas; Seconded by Councilor Barbell
(All in Favor/opposed)

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
(All voted in the affirmative)

2. PAYROLLS OF VARIOUS DEPARTMENTS:

RESOLVED: That the payrolls of the various Departments of the City of Plattsburgh for the week ending March 4, 2020 in the amount of \$ 58,565.84 are authorized and allowed and the Mayor and the City Clerk are hereby empowered and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Kelly; Seconded by Councilor Barbell
(All in Favor/opposed)

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
(All voted in the affirmative)

3. REPORTS OF CITY OFFICES & COMMITTEE REPORTS:

- Reports from the Police Department dated March 3, 2020
- Minutes from the Public Safety Committee meeting held on February 27, 2020

- Report from the City Clerk’s Office of all monies received during the month of February 2020 in the total amount of \$9,785.50
- Minutes from the Landlord/Tenant Advisory Committee meeting held on March 2, 2020

COUNCILOR/DEPARTMENT CHAIR COMMITTEE REPORTS:

[meeting reports provided during work session]

Governance, Strategy, and City Operations- Chair Councilor Barbell indicated no updates.

City Infrastructure – Chair Councilor Moore indicated no updates.

Finance and Budget – Chair Councilor Kelly attended Mayor’s monthly Department Head meeting. Chamberlain Marks gave year to date report.

Public Safety – Chair Councilor Gibbs absent. Councilor Barbell indicated no updates.

Plattsburgh Public Library – Chair Councilor DeDominicas indicated no updates.

MLD - MLD Board President Councilor McFarlin no updates. Mayor Read gave updates on the IEEP program offer to assist school districts with high energy light fixtures.

RESOLVED: That the reports as listed are hereby ordered received and any written reports are placed on file among the public records of the City Clerk’s Office.

By Councilor DeDominicas; Seconded by Councilor Barbell
 (All in Favor/opposed)
 Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
 (All voted in the affirmative)

4. CORRESPONDENCE OR RECOMMENDATIONS FROM BOARDS: None

5. AUDIT OF CLAIMS:

RESOLVED: That the bills Audited by the Common Council for the week ending March 6, 2020 in the amount of \$ 825,678.37 are authorized and allowed and the Mayor and City Clerk are hereby authorized and directed to sign warrants drawn on the City Chamberlain for the payment thereof.

By Councilor Moore; Seconded by Councilor Kelly
 (All in Favor/opposed)
 Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
 (All voted in the affirmative)

6. PERSONS ADDRESSING COUNCIL ON AGENDA ITEMS ONLY: None

7. OTHER ITEMS:

A. RESOLVED: In accordance with the request therefore the Common Council approves 2020 Street

Drives.

By Councilor DeDominicas; Seconded by Councilor Kelly

Discussion: None

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore

(Councilors Barbell, Kelly, DeDominicas and Moore voted in the affirmative. Councilor McFarlin voted in the negative)

ACTION TAKEN: Adopted

Follow up Action:

B. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “East Coast Shows” to hold an event known as “28th Annual Champlain Valley RV & Boat Show” in the Crete Civic Center Arena from Thursday, March 19, 2020 through Sunday, March 22, 2020. The lease requires East Coast Shows to pay the City of Plattsburgh the amount of \$7,400 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of four days and that this lease will be subject to presentation of sufficient proof of insurance.

Motion to waive reading and move Resolutions 7B – 7G

By Councilor Barbell; Seconded by Councilor McFarlin

(All voted in favor of waiving reading and move Resolutions 7B – 7G)

Discussion: None

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore

(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

C. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “Northern Home & Lifestyle Association” to hold an event known as “2020 NHLA Home and Lifestyle Expo” in the Crete Civic Center Arena from Thursday, March 26, 2020 through Monday, March 30, 2020. The lease requires Northern Home & Lifestyle Association to pay the City of Plattsburgh the amount of \$5,950 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of five days and that this lease will be subject to presentation of sufficient proof of insurance.

[See details under Item 7A]

ACTION TAKEN: Adopted

Follow up Action: None

D. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “Builder’s Supply Auction” to hold an event known as “2020 Spring Builder’s Supply Auction” in the Crete Civic Center Arena from Thursday, April 30, 2020 through Saturday, May 2, 2020. The lease requires Builder’s Supply Auction to pay the City of Plattsburgh the amount of \$2,815 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of three days and that this lease will be subject to presentation of sufficient proof of insurance.

[See details under Item 7A]

ACTION TAKEN: Adopted

Follow up Action: None

E. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “Builder’s Supply Auction” to hold an event known as “2020 Fall Builder’s Supply Auction” in the Crete Civic Center Arena from Thursday, September 3, 2020 through Saturday, September 5, 2020. The lease requires Builder’s Supply Auction to pay the City of Plattsburgh the amount of \$2,815 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of three days and that this lease will be subject to presentation of sufficient proof of insurance.

[See details under Item 7A]

ACTION TAKEN: Adopted

Follow up Action: None

F. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “Plattsburgh Comic-Con” to hold an event known as “2020 Plattsburgh Comic Con” in the Crete Civic Center Arena from Friday, September 18, 2020 through Sunday, September 20, 2020. The lease requires Plattsburgh Comic-Con to pay the City of Plattsburgh the amount of \$3,765 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of three days and that this lease will be subject to presentation of sufficient proof of insurance.

[See details under Item 7A]

ACTION TAKEN: Adopted

Follow up Action: None

G. RESOLVED: In accordance with the request therefore the Common Council approves that the Mayor be authorized to sign a lease agreement with “Adirondack Detecting” to hold an event known as “2020 DIGSTOCK” in the Crete Civic Center Arena on Friday, October 9, 2020. The lease requires Adirondack Detecting to pay the City of Plattsburgh the amount of \$2,060 for rent and City services. Further, the Council finds that this space is not needed for a public purpose during the proposed lease agreement term of one day and that this lease will be subject to presentation of sufficient proof of insurance.

[See details under Item 7A]

ACTION TAKEN: Adopted

Follow up Action: None

H. THE MAYOR HANDS DOWN THE APPOINTMENT OF JAMES WELCH AS A MEMBER TO THE LANDLORD TENANT ADVISORY COMMITTEE ESTABLISHED BY COUNCIL RESOLUTION ON JANUARY 30, 2020.

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

I. APPROVAL OF ECONOMIC DEVELOPMENT GRANTS FOR WINNING APPLICATIONS TO THE DOWNTOWN GRANT PROGRAM (DGP):

RESOLVED: In accordance with the request therefore the Common Council approves grants from the DGP, a constituent project of the larger Downtown Revitalization Initiative (DRI), to the following DGP Applicants and projects in the respective amounts listed in the following table:

Name of Applicant(s)	Address of Project	Amount of Grant Awarded
Shawn B. Cliche	14 Margaret Street	\$100,000
Kyle Dyer / Dean Jolly	14 Margaret Street	\$100,000

These awards are made in accordance with the findings of the DGP Grant Review Committee, set forth in a memo submitted by Ethan Vinson, DRI Project Coordinator. A copy of said memo is ordered made a part of the minutes of this meeting. Also, these awards are made pursuant and subject to the terms and conditions of the DGP, including any ancillary grant documents.

By Councilor DeDominicas; Seconded by Councilor McFarlin

Discussion: Yes

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

J. RESOLVED: In accordance with the request therefore the Common Council approves J.E. Sheehan Contracting Corp. to close a section of Cumberland Avenue and have a short term detour for installation of sewer improvements. The anticipated road closure is requested from Wednesday March 11 – Friday March 13, 2020 from 6am to 4pm daily.

By Councilor McFarlin; Seconded by Councilor Barbell

Discussion: None

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore
(All voted in the affirmative)

ACTION TAKEN: Adopted

Follow up Action: None

8. TRAVEL REQUEST: None

9. RESOLUTIONS FOR INITIAL CONSIDERATION:

Councilor Kelly offered the following resolution for Initial Consideration:

Whereas, the City of Plattsburgh proposed a concept in 2015 to secure a first round Downtown Revitalization Grant from the State of New York,

Whereas, the City was awarded the DRI grant in May of 2016 based on a concept to build retail and residential space in the Durkee Street Lot, along with partial access to the Saranac River, a green corridor, and a sculpture and performance park,

Whereas, Mayor Calnon appointed a Local Planning Commission in 2016 to develop a plan from the initial concept, with the assistance of consultants appointed by Empire State Development,

Whereas, the Local Planning Commission met for six months, conducted numerous public forums, and contacted a number of developers,

Whereas, the Local Planning Commission concluded that the market could not bear 50,000 square feet of new commercial space downtown and instead recommended a market rate residential emphasis, an arts walk and sculpture garden in the Westelcom Park across Durkee Street, and numerous other modifications to make the original plan workable and marketable,

Whereas, the City addressed the failure of the original concept to propose alternative parking to replace the space that could not be accommodated economically within the Durkee Parking Lot footprint, and developed a one-for-one parking replacement plan through the expansion of new lots downtown funded by a different state grant, ways not inconsistent with the plan approved by Empire State Development,

Whereas, one developer, a company based in Cohoes with similar developments in other North Country and Central New York communities, responded with a proposal,

Whereas, Prime Plattsburgh agreed to develop the land in return for incentives provided by Empire State Development, a PILOT from the Industrial Development Agency, and land granted by the City, to create a mixed use residential and commercial facility, a Greenspace and extension of the Arts Walk, expanded access to the Saranac River Trail, ample parking for all the needs of residents and patrons, and 60 parking spots available for the public on the Durkee footprint,

Whereas, each of these various steps were endorsed unanimously by the respective Common Councils over the years,

Whereas, the negotiations between the funding agency and the developer resulted in a contract between Empire State Development and Prime Plattsburgh, and

Whereas, Prime Plattsburgh is also negotiating a PILOT agreement directly with the County IDA that will ensure there is no net loss of property tax revenue to the City, School District, and County in any year, and an additional gain of \$2,746,900 over 18 years to the School District, the City of Plattsburgh, and Clinton County,

Therefore, be it resolved that the Common Council continues to support the original submission of the DRI concept, the plan as modified by the Local Planning Committee and the consultants appointed by Empire State Development, the granting of a contract to Prime Plattsburgh, and the participants in 102 public forums, consultants, and previous Common Councils, and the work performed in incorporating public comment in generating the Generic Environmental Impact Statement, subject to any additional environmental review, in the

firm belief that the Durkee Street Project, the Arts Walk, the expanded Saranac River Trail, the Greenspace, the Downtown Grants Program, the developments at the Harborside, the parking plan for one-for-one parking replacement, and the signage and branding project for Downtown Plattsburgh are all projects in the best interest of the residents of Plattsburgh and the city's ability to continue to garner economic development funds from the State of New York to enhance the quality of life in the City of Plattsburgh.

10. NEW BUSINESS AND COUNCILOR REPORTS:

Councilor Moore mentioned they may be introducing a new Local Law next week about water Rates.

Councilor Kelly introduced Local Law P-1 of 2020. A local law adding Article VII, entitled “Levy and Collection of Taxes; Board of Assessment Review”, per Section 306-36 through Section 306-51 to Chapter 306 “Taxation” to the City Code of the City of Plattsburgh.

Public Hearing set: Thursday, March 19, 2020 at 5:00 pm in the Common Council Chambers, 41 City Hall Place, Plattsburgh, NY 12901

A copy of said Local Law p-1 of 2020 will be sent electronically to Councilor Gibbs who is absent.

11. CLOSING PUBLIC COMMENTS ON ANY TOPIC:

Sue LeBlanc Durocher representing Plattsburgh Sunrise Rotary they are making plans for the 2020 Mayors Cup event and request that the Mayors Cup festivities be moved to City Beach on Saturday, July 11, 2020 instead of Trinity Park area and let everyone enter City Beach free that day.

[further discussion ensued]

Mayor Read indicated revenue amount from City Beach on Saturday, July 13, 2019 was \$3,747.

Councilor Kelly asked if Sunrise Rotary could find a sponsor to pay the cover the lost beach entrance revenue amount.

Sue LeBlanc Durocher indicated this their biggest fund raiser of the year and may not be able to find a sponsor to cover all of the lost revenue but maybe they could split the amount with the City.

Motion to Adjourn by Councilor McFarlin; Seconded by Councilor Moore
(All voted in the affirmative)

Roll call: Councilors Barbell, Kelly, DeDominicas, McFarlin, Moore

MEETING ADJOURNED: 6:00 pm



Community Development Office
41 City Hall Place
Plattsburgh, NY 12901
T: (518) 536-7509
www.cityofplattsburgh-ny.gov

March 2nd, 2020

Common Council,

Per the Administrative Template for the Downtown Grant Portion (DGP) of the Downtown Revitalization Initiative (DRI), the Community Development Office (CDO) has worked with individual grant applicants during the past several months to complete their applications and prepare those applications for initial review by the DGP's Grant Review Committee (GRC). A total of six (6) complete applications were ultimately submitted to the CDO and subsequently submitted to the GRC for consideration. To ensure standardization during this stage of the review process, each member of the GRC used an established rubric as the basis to evaluate each application. Each member of the GRC evaluated every complete application independently and submitted their scoring to the CDO.

The scores submitted by the members of the GRC were then averaged and ranked. Per the scoring rubric, an average minimum score of 70 points was required for an application to be deemed fit for further consideration by the Common Council. Of the six (6) complete applications submitted, four (4) received an average score of 70 points or higher.

The total amount of funding requested in the four (4) applications that did meet the minimum GRC score requirements exceeds the \$208,000 of funding that was available in the DGP. Attached to this memo is from an excel sheet titled "DGP Applications – GRC Scores Summary" which contains a tab labeled "Ranked Scores" that lists each of the six (6) applications in order of highest-to-lowest average GRC score. Next to each application is the amount of each funding request as well as a running total of those requests. The recommendation to the Council would be to approve applications in order of descending GRC score until the \$208,000 is exhausted. This would result in two (2) applicants receiving the full amount of their requested funding. This approach would be the least susceptible to any subsequent accusations of subjectivity in the review process. Once the Council settles on a final list of projects for approval, the CDO will begin to notify the approved applicants and begin the next stage of the projects.

Sincerely,

Ethan Vinson
DRI Project Coordinator

Local Law No. P-1 of the year 2020.

Introduced by Councilor Kelly on March 5, 2020 at a Regular Meeting of the Common Council.

Public Hearing to be held on Thursday, March 19, 2020 at 5:00pm in the Council Chambers, 41 City Hall Place, Plattsburgh, NY 12901.

A local law adding Article VII, entitled “Levy and Collection of Taxes; Board of Assessment Review”, per Section 306-36 through Section 306-51 to Chapter 306 “Taxation” to the City Code of the City of Plattsburgh.

This Local Law is enacted pursuant to the provisions of Sections 10 of the Municipal Home Rule Law of the State of New York.

Be it enacted by the Common Council of the City of Plattsburgh as follows:

1. The City Code of the City of Plattsburgh is amended by adding Article VII, entitled “Levy and Collection of Taxes; Board of Assessment Review”, including Section 306-36 through Section 306-51, to Chapter 306 “Taxation” to the City Code of the City of Plattsburgh to read as follows:

Chapter 306 “Taxation”...

Article VII “Levy and Collection of Taxes; Board of Assessment Review”

§ 306-36 Assessor; Board of Assessment Review.

- A. There shall be, in the City of Plattsburgh, New York, a sole Assessor. The Assessor shall be appointed by the Common Council of the City of Plattsburgh and shall have all the qualifications and training specified in § 310 of the Real Property Tax Law. The term of office shall be six (6) years. Notwithstanding the preceding, the City may enter into a Contract with Clinton County pursuant to § 1537 of the Real Property Tax Law whereby the City hires and retains Clinton County to provide assessment services to the City, and the County agrees to provide assessment services to the City, in the manner provided by Real Property Tax Law.
- B. There shall be, in the City of Plattsburgh, a Board of Assessment Review which shall consist of five (5) members. The members of the Board of Assessment Review shall be appointed in accordance with § 523 of the Real Property Tax Law and shall serve for a term of five (5) years. All other duties, appointment procedures, training requirements and other obligations of the members of the Board of Assessment Review shall be as set forth in § 523 of the Real Property Tax Law. The members shall elect one (1) of their members to be Chairperson.

§ 306-37 Assessment of taxes.

The Assessor shall, in each year, prepare an assessment roll of the persons and property taxable within the City in the same manner and form as required by the rules and regulations of the New York State Board of Equalization and Assessment. Except as otherwise provided by law, only one (1) assessment shall be made each year for all the taxes levied within the City during that year.

§ 306-38 Valuation date.

The valuation date shall be January 1 of each year.

§ 306-39 Taxable status date.

Taxable status date shall be March 1 of each year. On or before March 1 of each year, the Assessor shall complete an inventory of all real property in the City of Plattsburgh, New York, including the names of the owners.

§ 306-40 Completion of tentative assessment roll.

The Assessor shall complete a tentative assessment roll prior to May 1 of each year and cause notice of such completion to be published in the official newspaper of the City of Plattsburgh, New York, on or before May 1 of each year. The tentative assessment roll shall be available for public inspection in accordance with § 506 of the Real Property Tax Law.

§ 306-41 Completion or final assessment roll.

The assessment roll shall be completed and filed in the office of the Assessor and copies thereof furnished to the City Clerk and the Clinton County Board of Legislators on or before July 1 of each year, and notice of the completion and filing of the final assessment roll shall be published in the official newspaper of the City on or before July 1, of each year.

§ 306-42 Powers and duties

The Board of Assessment Review and the Assessor shall have the powers and duties prescribed by Title 1-A of the Real Property Tax Law of the State of New York.

§ 306-43 Levy of taxes by Common Council.

The Common Council must annually cause to be levied and raised by general taxes upon all taxable property in the City according to the valuations upon the assessment roll for the current year, corrected as aforesaid:

- A. The amount of taxes certified to the Common Council of the City by the Board of Legislators to be assessed by the City.
- B. The amount of all interest and any installment of principal falling due upon bonded or other funded debts of the City.

- C. The amount necessary to defray the expenses of the Board of Education for the fiscal year, including all capital appropriations.
- D. The amount necessary to defray the general City expenses of said City for the current fiscal year as authorized and provided for in this act and in all other acts relating to the City, including the Local Finance Law.
- E. Taxes shall be collected as follows: One (1) warrant, which includes taxes to be levied for all the above purposes, shall be issued, and said warrant shall provide for the payment of said taxes in four (4) equal installments, the first installment to be due on March 15 in each year, the second installment to be due on April 15 in each year, the third installment to be due on May 15 in each year and the fourth installment to be due on June 15 in each year, except such dates as fall on Saturday, Sunday or legal holidays, the next business date shall be the due date for that installment. Nothing contained herein however shall prevent the payment by any taxpayer of the total amount of his annual tax and charges after the issuance of said warrant.

§ 306-44 Issue of tax roll and warrant by Chamberlain.

The City Clerk, under the direction of the Common Council, shall extend and apportion the taxes to be collected on the assessment roll delivered to the City Clerk, and as often as taxes are directed to be collected, and shall forthwith file the same in their office and shall make two (2) copies of the same with the taxes to be collected, extended or apportioned and shall certify such copies to be correct duplicate city rolls of state, county and city taxes as the case may be. Said roll shall then and on or before the first day of February, or as soon thereafter as practicable, be delivered to the Chamberlain of the City with the warrant annexed, under the Seal of the City, commanding the Chamberlain to receive, levy and collect the several sums in the roll specified as assessed against the person or property therein mentioned or described, with such percentage or penalty and interest as is in this act provided, in the manner provided by law for the collection and levying of county taxes by town collectors and with the additional powers conferred by this act. From time of the receipt of the tax roll and warrant by the Chamberlain, all taxes assessed and levied upon any real estate shall be a lien upon such real estate for the amount thereof with percentage and interest until the same shall be fully paid.

§ 306-45 Notice of receiving warrant.

Immediately on the delivery of the city roll and warrant attached to the City Chamberlain, for collection of the amount specified in said warrant, the Chamberlain shall publish a notice once in the official newspaper in the city that he has received said roll and warrant for collection and that the amounts due may be paid at the City Chamberlain's office during the regular business hours established for said office. The City Chamberlain is directed to mail to each taxpayer, by depositing in the post office in the City of

Plattsburgh, New York, properly enclosed in a postpaid wrapper, a notice showing the description of his or her property and the amount of taxes due thereon. The Common Council is hereby authorized to employ, within the amount provided in the budget of each fiscal year, additional clerical help for the purpose of preparing current tax bills.

§ 306-46 Tax receipts.

Immediately upon receipt of any taxes, the Chamberlain shall enter in a column upon the tax roll provided for that purpose, and opposite the name of the person or corporation paying the same, the fact of payment and the date thereof and give the person paying the same a receipt therefor. The form and contents of said receipt shall be fixed and determined by the said City Chamberlain. All taxes or assessments paid within thirty (30) day of the due date of each installment of taxes, shall be payable without fee, percentage or interest thereon. On all installments of taxes or assessments remaining unpaid after the expiration of such thirty (30) days after the due date of each installment, the City Chamberlain shall collect interest at the rate of one per centum (1%) per month from the expiration of said thirty (30) days, which percentage and interest shall belong to the City.

§ 306-47 Collection of tax by sale of personal property.

If any person shall neglect or refuse to pay any tax charged against him, within the ten (10) days above provided, the Chamberlain shall forthwith issue his warrant under his hand and the Seal of the City and addressed to any constable or police officer of the City, commanding such officer to levy upon any personal property in the City or in the County of Clinton, belonging to or in possession of the person whose tax remain unpaid, and cause the same to be sold at public auction for the payment of such tax and the fees and expenses of collection, and no claim or property to be made thereto by any other person shall be available to prevent such sale. The officer to whom such warrant shall be delivered shall proceed as therein directed. Public notice of the time and place of sale of the property to be sold shall be given by posting the same in at least three (3) public places in the City at least six (6) days previous thereto. The officer conducting such sale shall return the proceeds thereof together with this warrant to the Chamberlain within fifteen (15) days after the same shall have been issued to him. He shall be entitled to charge the same fee as constables are entitled to receive for collection money by virtue of execution. If the proceeds of such sale shall be more than the amount of such tax, the fees for collection and the expenses of sale, the surplus shall be paid to the person against whom the tax is assessed, unless his right thereto is disputed by some other person, in which case such surplus shall remain in the hands of the Chamberlain, without liability on his part or on that of the City for costs, until the rights of the parties thereto shall be determined by due course of law.

§ 306-48 Collection of tax by civil action.

The Chamberlain is hereby authorized and empowered to recover, by action in any court of competent jurisdiction and in the corporate name of the City, the amount of every tax remaining unpaid after the expiration of ninety (90) days from the first publication of the notice specified herein, with the additions and fees unpaid thereon, and to recover judgment therefor with twelve per centum (12%) interest thereon and the cost and expenses of such action. The City Judge shall have exclusive jurisdiction to try such action when the sum claimed does not exceed five hundred dollars (\$500.) A transcript of the judgment obtained in such action may be filed, and such judgment docketed in the office of the Clerk of Clinton County, and it shall, however small the amount, thereupon become a judgment of the County Court of said county and a lien to the amount of said judgment upon all real estate of the judgment debtor situated in said county and shall have the same priority over any other lien or encumbrance upon or transfer of the property charged with the tax for which such action was brought as the lien sought to be recovered in said action. Upon any judgment recovered for said unpaid taxes and docketed in said County Clerk's office, execution may be issued and collected as provided by law, and all the provisions of law in reference to sale and redemption of real estate on execution, or to proceedings supplementary to executions, shall apply to sale, redemptions or such proceedings which may be had under this act.

§ 306-49 Settlement by the Chamberlain for taxes collected.

- A. It shall be the duty of the Chamberlain to pay over to the Treasurer of Clinton County the amount of the county and state taxes due to the same. Payments shall be made at least once each month after city tax collections have commenced. The aggregate of such periodic payments shall continuously represent such portion of the whole of such county and state taxes as shall be approximately equivalent to the ratio of the total city roll charges which shall have been collected, apportioned according to the ratio that the total county and state taxes bears to the total city tax roll charges. The whole of such county and state taxes due for each year shall be paid to the Treasurer of Clinton County not later than December 1 of each year.
- B. Upon the final settlement with the County Treasurer, the Chamberlain may pay from the general funds of the City the amount of uncollected county and state taxes in his hands for collection, and thereupon such taxes shall belong to the City of Plattsburgh and shall be deposited to the credit of the fund or funds from which the original payment was made.
- C. All other moneys received by him for taxes shall be deposited in such banks as are made depositories of the City by resolution of the Common Council.

§ 306-50 Voids and erroneous assessments: powers of Common Council

The Common Council of the City may, in its discretion, release, discharge, remit or commute any portion of the taxes assessed or levied against any person or property for any error, irregularity or omission in the levying of said taxes or in any of the proceedings relating to the same. In case any assessment shall remain unpaid on account of any irregularity, omission or error in any assessment authorized by this act, or the laws in force when such tax was levied, or in case of error in the description of lands or in the description of the owner or occupants, the Common Council may, in its discretion or upon the application of any person interested, proceed to correct such irregularity, omission or error or cancel, remit or commute such tax, or cause the amount so unpaid to be reassessed on the property, the assessment against which remains unpaid, or upon the owner or occupant thereof, and the Common Council is hereby authorized and empowered to make such reassessment upon giving ten (10) days' personal notice thereof to the owner, agent or occupant of the property against which the amount remains so unpaid. It may direct the City Chamberlain to correct any irregularity, omission or error, and such reassessment or correction shall have the same effect as if said assessment had been properly made, but the Common Council shall not alter any valuation made by the Assessors. Any omission to comply with the provisions of this act in making an assessment or levying a tax or creating a lien shall not render such assessment or the tax levied thereunder or the assessment made or lien created thereby void but shall be treated as an irregularity merely, and it shall be the duty of any and all courts in case it shall appear that such irregularity exists to direct the same to be corrected or amended or the omission supplied, if possible. In case any tax or assessment made, assessed or levied under this act or which has heretofore been made, assessed or levied, or attempted to be made, assessed or levied, upon property situate within the limits of the Town of Plattsburgh or Assessor thereof or by the Board of legislators of the County of Clinton, or the Board of Education of Free School District No. 1 of the Town of Plattsburgh, shall be or be declared void, or have failed for want of jurisdiction or for any irregularity, mistake or inadvertence in levying or assessing the same, the Common Council shall have power, and it shall be its duty to cause the same to be reassessed in a proper manner. Any sum paid thereon shall be credited upon the tax so reassessed, and, if the sum paid shall exceed the amount so reassessed, the excess shall be refunded to the person entitled thereto.

§ 306-51 Collection of local assessments.

Whenever an assessment shall be ordered for local improvements, the assessment shall be made to resemble in form as nearly as practicable the tax list and be provided with a column in which payments can be entered by the Chamberlain. All provisions relating to the collection of taxes in this act shall be applicable to the collection of assessments mentioned in this act, and the amount of all assessments for local improvements in default at the time of the annual tax levy shall be added to the amount assessed against the same land for general city taxes and shall be collected and enforced in the same manner as in the same provided.

2. This Local Law is subject to a permissive referendum and, in the event no petition for referendum is submitted, shall take effect forty five days after adoption. It shall also be filed with the New York Secretary of State in order to be in effect.