TOWN OF WOODSTOCK

TOWN BOARD MEETING MINUTES

August 4, 2026
Town Offices, 45 Comeau Drive, Woodstock, NY 12498 and via Zoom
6:00PM Executive Session, 7:00PM

Please note: Remote participation via ZOOM is limited to viewing and listening only

PRESENT

Supervisor Anula Courtis
Councilmember Laurie Osmond
Councilmember Lily Korolkoff
Councilmember Reginald Earls
Councilmember Laura Ricci

CALL TO ORDER

Supervisor Courtis called the meeting to order at. 6:06 PM

Entered Executive session at 6:07 PM to discuss hiring of staff member for the Building Department and First Deputy Clerk.

First: Supervisor Courtis
Second: Councilmember Osmond

Exit executive 7:08pm

First: Supervisor Courtis
Second: Councilmember Osmond

Entered back into meeting at 7:10pm

Press Present: Nick Hendersen and Bill Kemble

RESOLUTIONS

- Resolution Accepting Resignation of Member of CSAC
- Resolution Appointing New Member of CSAC
- Resolution Hiring Engineering Firm
- Appointment of Co-Chair of the Woodstock Environmental Commission
- Appointment of Town Clerk-Designate and Reorganization of Town Clerk's Office
- Resolution Authorizing a Transfer from General Unassigned Fund Balance for a Financial Risk Assessment
- Resolution Authorizing the Town of Woodstock to Apply for Funding to Conduct a Tree Inventory and Develop a Community Forest Management Plan

RESOLUTION 175-2026

RESOLUTION ACCEPTING RESIGNATION OF MEMBER OF CSAC

First: Supervisor Courtis
Second: Councilmember Earls

BE IT RESOLVED, to accept the resignation of Paula Miller from the Comeau Stewardship Advisory Committee (CSAC); and

BE IT FURTHER RESOLVED, to thank Paula Miller for her years of dedicated service to the Town of Woodstock.

Vote:

- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

RESOLUTION 176-2026

RESOLUTION APPOINTING NEW MEMBER OF CSAC

First: Supervisor Courtis
Second: Councilmember Osmond

BE IT RESOLVED, to appoint Duncan Schmidt as a member of the Comeau Stewardship Advisory Committee (CSAC), effective immediately, for a term ending December 31, 2026.

Vote:

- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

RESOLUTION 177-2026

RESOLUTION HIRING ENGINEERING FIRM TO ASSIST WITH TOWN PROJECTS

First: Supervisor Courtis
Second: Councilmember Osmond

WHEREAS, the Town of Woodstock periodically requires professional engineering services to support the planning, design, review, and implementation of various municipal projects; and

WHEREAS, Stinemire Engineering, a professional engineering firm with experience in municipal engineering and infrastructure projects, has the qualifications and expertise necessary to assist the Town with such services; and

WHEREAS, the Town Board has determined that engaging Stinemire Engineering is in the best interests of the Town and its residents;

NOW, THEREFORE, BE IT RESOLVED, that the Woodstock Town Board hereby authorizes the retention of Stinemire Engineering to provide professional engineering services for certain Town projects as requested and authorized by the Town Board and/or designated Town officials; and

BE IT FURTHER RESOLVED, that Stinemire Engineering shall be compensated at the hourly rate not to exceed $195 per hour, pursuant to the terms of an agreed-upon engagement letter or professional services agreement; and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to execute any and all documents necessary to effectuate this engagement on behalf of the Town.

Vote:

- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

RESOLUTION 178-2026

APPOINTMENT OF CO-CHAIR OF THE WOODSTOCK ENVIRONMENTAL COMMISSION

First: Supervisor Courtis
Second: Councilmember Ricci

WHEREAS, the Town of Woodstock values the important work of the Woodstock Environmental Commission in advising the Town on environmental stewardship, conservation, sustainability, and natural resource protection; and

WHEREAS, Arlene Weissman has demonstrated a strong commitment to environmental issues and community service and has contributed meaningfully to the work of the Commission; and

WHEREAS, the Town Board wishes to recognize her leadership and dedication by appointing her to serve in a leadership role on the Commission;

NOW, THEREFORE, BE IT RESOLVED, that the Woodstock Town Board hereby appoints Arlene Weisman to serve as Co-Chair of the Woodstock Environmental Commission, effective immediately, to serve alongside the current Commission leadership in guiding the Commission's activities and advancing its mission on behalf of the Town and its residents.

BE IT FURTHER RESOLVED, that the Town Board extends its appreciation to Ms. Weissman for her willingness to serve and looks forward to her continued contributions to protecting and enhancing Woodstock's environmental resources.

Vote:

- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

RESOLUTION 179-2026

APPOINTMENT OF TOWN CLERK-DESIGNATE AND REORGANIZATION OF TOWN CLERK'S OFFICE

First: Councilmember Osmond
Second: Councilmember Korolkoff

WHEREAS, Town Clerk Jacquelyn Earley resigned effective October 31, 2025, prior to the completion of her elected term, creating a vacancy in the Office of Town Clerk; and

WHEREAS, pursuant to Town Law § 30(10-a), the Town Board authorized First Deputy Town Clerk Meghann Reimondo to assume and perform all statutory, administrative, and operational duties of the Town Clerk, including her appointment as Registrar of Vital Statistics, Records Management Officer, Tax Collector, and Records Access Officer, by Resolution 178-2025, adopted November 18, 2025, and reaffirmed at the January 6, 2026 organizational meeting; and

WHEREAS, pursuant to Town Law § 30(4), the Town Board is authorized to fill a vacancy in the Office of Town Clerk by appointment until the next biennial town election; and

WHEREAS, the Town Board previously determined not to make such an appointment, electing instead to rely on the First Deputy Town Clerk during the period of transition leading to the November 2026 general election; and

WHEREAS, Rebekah Brooks won the Democratic primary for Town Clerk on June 23, 2026, and is running unopposed in the November 3, 2026, general election, such that her election as Town Clerk is anticipated; and

WHEREAS, the Town Board finds it to be in the best interests of the Town to appoint Rebekah Brooks as Acting Town Clerk effective August 18, 2026, to ensure an orderly transition and continuity of services to the public; and

WHEREAS, upon the appointment of Rebekah Brooks as Town Clerk, the Town Board finds it appropriate to return Meghann Reimondo to her position as First Deputy Town Clerk at the First Deputy Town Clerk salary, and to confirm Michele Sehwerert in her position as Second Deputy Town Clerk at her established rate of compensation;
NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Woodstock hereby appoints Rebekah Brooks as Acting Town Clerk of the Town of Woodstock, effective August 18, 2026, with compensation pursuant to the adopted 2026 Town Budget; and

BE IT FURTHER RESOLVED, that Rebekah Brooks is hereby appointed Registrar of Vital Statistics, Records Management Officer, Tax Collector, and Records Access Officer, effective the same date, superseding the appointments of Meghann Reimondo to those roles as authorized by Resolution 178-2025 and Resolution 04-2026; and

BE IT FURTHER RESOLVED, that effective the same date, Meghann Reimondo shall return to the position of First Deputy Town Clerk, with compensation at the First Deputy Town Clerk rate established in the adopted 2026 Town Budget; and

BE IT FURTHER RESOLVED, that Michele Sehwerert is confirmed as Second Deputy Town Clerk, with compensation at her established rate; and

BE IT FURTHER RESOLVED, that the Town Board thanks Meghann Reimondo for her dedicated service in assuming the full responsibilities of the Town Clerk's Office during this period of transition.

Vote:

- Supervisor Courtis – abstained
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 4 ayes – 0 nays – 1 abstention

RESOLUTION 180-2026

RESOLUTION AUTHORIZING A TRANSFER FROM GENERAL UNASSIGNED FUND BALANCE FOR A FINANCIAL RISK ASSESSMENT

First: Supervisor Courtis
Second: Councilmember Osmond

WHEREAS, the Town of Woodstock has not undergone an independent audit or risk assessment in recent years and has not had the benefit of ongoing accounting review, input, or professional financial oversight; and

WHEREAS, the Town Board has determined that obtaining professional audit and risk assessment services is necessary to review the Town's financial records, strengthen internal controls, ensure compliance with financial reporting requirements, and provide recommendations for sound fiscal management; and

WHEREAS, the Town Board wishes to engage CliftonLarsonAllen LLP to conduct an independent risk assessment of the Town's financial records; and

WHEREAS, funds are available in the General Fund Unassigned Fund Balance for this purpose;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Woodstock hereby authorizes the transfer of 48,000 from the General Fund Unassigned Fund Balance to Account A01220.42014 for audit and related accounting services; and

BE IT FURTHER RESOLVED, that the Town Board hereby authorizes the engagement of CliftonLarsonAllen LLP to perform a Risk Assessment audit of the Town's financial records, financial controls, and budget related practices and provide such related professional services as may be necessary; and

BE IT FURTHER RESOLVED, that the Town Supervisor, Finance Department, and other appropriate Town officials are authorized to make the necessary budget entries and take all actions required to implement this resolution.

Vote:
- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

RESOLUTION 181-2026

A RESOLUTION AUTHORIZING THE TOWN OF WOODSTOCK TO APPLY FOR FUNDING TO CONDUCT A TREE INVENTORY AND DEVELOP A COMMUNITY FOREST MANAGEMENT PLAN

First: Supervisor Courtis
Second: Councilmember Ricci

WHEREAS, the Town of Woodstock recognizes that its street trees, trail corridor trees, and landscaped area trees provide significant environmental, economic, aesthetic, and public health benefits to residents and visitors; and

WHEREAS, effective urban forest management requires accurate and current information regarding the location, condition, species composition, and maintenance needs of community trees; and

WHEREAS, comprehensive tree inventories and Community Forest Management Plans are essential tools for promoting the long-term health, resilience, and sustainability of the Town's urban forest resources; and

WHEREAS, grant funding is available through the Urban and Community Forestry Grant Program to support municipal efforts to inventory trees and develop forest management plans; and

WHEREAS, the Town of Woodstock seeks to inventory selected street, trail, and landscaped area trees and use the resulting data to develop a Community Forest Management Plan that will guide future tree planting, maintenance, risk management, climate resilience, and stewardship activities.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Woodstock hereby authorizes the submission of an application for Urban and Community Forestry Grant funding for the purpose of conducting an inventory of selected Woodstock street, trail, and landscaped area trees and developing a Community Forest Management Plan; and

BE IT FURTHER RESOLVED, that the Town Board designates the Town Supervisor, or their designee, as the authorized representative of the Town of Woodstock to execute all grant application materials, contracts, certifications, and other documents necessary to apply for and administer the grant if awarded; and

BE IT FURTHER RESOLVED, that the Town of Woodstock commits to fulfilling all grant requirements and to utilizing the inventory and management plan to support the responsible stewardship of the Town's community forest resources.

Vote:

- Supervisor Courtis – aye
- Councilmember Korolkoff – aye
- Councilmember Osmond -aye
- Councilmember Earls – aye
- Councilmember Ricci -aye

Resolution adopted 5 –0

DISCUSSION

Good Cause Eviction Law:
Councilmember Korolkoff introduced a discussion regarding New York State's Good Cause Eviction Law. Discussion included the law's applicability to tenants who pay rent and are in good standing, limitations on rent increases, and provisions addressing potential exemptions or loopholes involving LLC ownership structures.

The Board discussed how rent increases are regulated under the law, including what constitutes a permissible increase and what enforcement mechanisms are available. The Board also discussed the law's exemptions, including the **"luxury" exemption**, and how those exemptions may apply to properties within the Town.

The Board will review the information provided by the **New York State Attorney General's Office** regarding the Good Cause Eviction Law and consider potential implications for the Town. The Board also discussed partnering with the **Zoning Review Committee (ZRC)** for further review and discussion.

Reference: New York State Attorney General's Office, *New York State Good Cause Eviction Law*.

PUBLIC BE HEARD

Jacqueline Manganaro:
Spoke regarding Project Access and the proposed increase in the parking rate from $25. She also discussed accessible parking at the Comeau lots and noted that the Historical Society has received an A+ rating.

Anna Womack:
Raised concerns regarding rent control, the Good Cause Eviction Law, and the potential impact of rent caps.

Urana Kinlen:
Raised concerns regarding rent control and the applicability of the Good Cause Eviction Law to rural communities. She discussed the need to examine properties with approximately 9–10 units, including older rental properties, to determine how the law and its exemptions may apply in a rural setting. She identified Jonathan Heppner as a potential resource due to his prior work advocating for the Good Cause Eviction Law. She also discussed the importance of understanding ownership structures, including LLCs, and identifying potential loopholes or connections affecting local families and rental properties.

ADJOURNMENT

At 7:53PM, Supervisor Courtis moved to adjourn the meeting.

Seconded by: Councilmember Ricci

All present voted aye. Motion carried.

Respectfully submitted,

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Meghann Reimondo
1st Deputy Town Clerk