

Agenda of the Regular Monthly Meeting of the Wilmington Town Board

April 14, 2026

6 p.m.

1. Continuation of Public Hearing on proposed Local Law 2 of 2026: A Local Law to Promote Affordable Housing in the Town of Wilmington

2. Announcements, reports, and guests:

- Kevin Prickett: Wilmington Community Garden
- Richard Nolan: “Closing the Loop”

Resolutions:

3. Clarifying Youth and Occupancy Tax “funds”
4. Community Garden
5. Committee to Close the Loop
6. Ironman Lake Placid
7. EMS contract with Essex County
8. Renaming end-of-month meetings
9. Unused state-owned buildings in the Adirondack Park
10. Local Law 4: A Local Law to Increase the Salaries of Town Assessors
11. Board of Assessment Review Appointment
12. Approval of payments & transfers

Discussion items:

- Beach light posts
- Local Law 2: A Local Law to Promote Affordable Housing in the Town of Wilmington
- Amnesty Day

5. Public Comments

6. Executive Session to discuss an appointment

Please note: This agenda is in draft form and may change.

RESOLUTION _____ OF 2026: A Resolution Updating, Clarifying, and Correcting Budget Funds

WHEREAS the Town Council (“town board”) of the Town of Wilmington, New York (“the town”) recognizes that it will be beneficial for multiple reasons — including the town board’s desire to comply with the requirements provided by the Essex County Board of Supervisors — to update and clarify the names of several funds that contain portions of the town’s overall fund balance; and

WHEREAS the town’s general fund currently contains \$54,493.95 in unspent Community Tourism Enhancement occupancy tax funds (hereinafter “CTE”) that the Town received in 2023; and

WHEREAS the Town’s general fund currently contains \$51,427.09 in unspent CTE funds that the Town received in 2024; and

WHEREAS in 2022 a former Wilmington town supervisor and/or town board assigned \$91,925 of unspent CTE funds and \$8075 in unassigned fund balance to a fund titled “Beautification”;

THEREFORE, IT IS RESOLVED that the town hereby creates a fund titled “Occupancy Tax CTE”; and

IT IS FURTHER RESOLVED that the town will assign \$105,921.04 from the town’s unassigned fund balance to the new Occupancy Tax CTE fund, reflecting the unallocated Occupancy Tax CTE money the town received in 2023 and 2024; and

IT IS FURTHER RESOLVED that the town will assign \$91,925 from the town’s “Beautification” fund to the Occupancy Tax CTE Fund; and

IT IS FURTHER RESOLVED that upon the completion of these actions the town’s Occupancy Tax CTE fund will have a balance of \$197,846.04; and

IT IS FURTHER RESOLVED that the town’s Occupancy Tax CTE fund will be maintained as a NYCLASS account; and

IT IS FURTHER RESOLVED that the \$8075 assigned from unassigned fund balance to the “Beautification” fund in 2022 shall be held by the town as unassigned fund balance; and

IT IS FURTHER RESOLVED that, following the completion of these actions, the \$21,329.60 remaining in the “Beautification” budget line shall be assigned to a fund currently titled “RM Donations”; and

IT IS FURTHER RESOLVED that the fund currently titled “RM Donations” shall be retitled “Donations”; and

IT IS FURTHER RESOLVED that the athletic court surfaces, parking lot seal coating, and replacement Community Center sign approved at the town board’s regular monthly meeting on March 10, 2026, shall be paid for using money drawn from the town’s Occupancy Tax CTE fund.

RESOLUTION _____ OF 2026: A Resolution Updating and Clarifying the Town's Accounts and "Funds" for Youth Programs

WHEREAS the Town Council ("town board") of the Town of Wilmington, New York ("the town") recognizes that the manner in which the town's budget line(s) / funds and account(s) for the town's youth programs have been maintained has caused frustration and confusion over the past several years; and

WHEREAS the town board recognizes that the manner in which these monies have until now been held and expended is unsatisfactory from various perspectives; and

WHEREAS the town's general fund now has \$11,950 in money designated for the town's youth programs – a sum which includes a huge donation from "Connecting Youth and Communities," as well as money from other sources; and

WHEREAS the town also currently has a separate "Youth Committee" checking account, which currently holds \$19,838.93, the bulk of which is the result of the fundraising efforts of the town's Youth Committee;

THEREFORE, in order to simplify, clarify, and improve the manner in which these monies are held, the Wilmington town board **HEREBY RESOLVES** to:

1. Create a new fund titled "Youth Programs";
2. Assign \$11,950 from unassigned fund balance into the new Youth Programs fund;
3. Transfer \$19,838.93 from the Youth Committee checking account into the new Youth Programs budget line; and
4. Close the Youth Committee checking account.

IT IS FURTHER RESOLVED that the Youth Programs fund created hereby shall have a total of \$31,788.93 upon the completion of the foregoing actions; and

IT IS FURTHER RESOLVED that the town's Youth Programs fund shall be a NYCLASS account.

RESOLUTION _____ of 2026: A Resolution Authorizing the Expenditure of Occupancy Tax CTE Funds to Support the Community Garden

WHEREAS the Community Garden was created by the collaborative efforts of several community members in 2014; and

WHEREAS the Community Garden provides numerous benefits to Wilmington residents and the community as a whole, including:

- Providing organic, inexpensive, and locally grown food to Wilmington residents;
- Enhancing the appearance and atmosphere of the Community Center;
- Improving community cohesion by bringing people with shared interests together, including people who may otherwise never cross paths;
- Allowing community members with varying levels of experience and skill to learn about growing food;
- Helping the natural environment by providing a source of pollen for bees and seeds for birds; and

WHEREAS the Community Garden's leaders have asked for very little from the town's administration in the past decade;

THEREFORE, the town board **HEREBY AUTHORIZES** the expenditure of not more than _____ from the Occupancy Tax CTE fund to purchase a fence to safeguard the Community Garden from the deer of Wilmington.

RESOLUTION _____ OF 2026: A Resolution Authorizing the Town Supervisor to Work with Richard Nolan to Promote and Advertise a Committee to “Close the Loop” (draft)

WHEREAS the Town Council (“town board”) of the Town of Wilmington, New York (“The Town”) recognizes that it would be a significant benefit to the community to “Close the Loop” by connecting the bike lanes on Springfield and Fox Farm Roads with the sidewalks on Route 86; and

WHEREAS Richard Nolan is a community member who, 1) has shown interest in this project for several years, and 2) would like to spearhead this project with the help of other interested community members; and

WHEREAS the town board recognizes that the town can benefit significantly from the efforts of a group that is focused, motivated, and dedicated to accomplishing this goal; therefore,

IT IS RESOLVED that the Richard Nolan and Town Supervisor Follos are authorized to advertise and promote the creation of a committee and/or civic group dedicated to “closing the loop”; and

IT IS FURTHER RESOLVED that Town Supervisor Follos and Richard Nolan are authorized to schedule preliminary meetings of this group, conduct outreach to appropriate County and State Officials to determine the steps the community should take to close the loop, and take similar actions to help the town accomplish this important goal; and

IT IS FURTHER RESOLVED that appointments to the Committee to Close the Loop, if any, shall be made by the town board as a whole; and

IT IS FURTHER RESOLVED that Richard Nolan and Town Supervisor Follos shall report to the town board regarding the committee’s progress as they deem appropriate, and / or as the members of the town board request.

RESOLUTION _____ OF 2026: A Resolution Permitting the Use of Bilhuber Road for the Ironman Triathlon

IT IS RESOLVED that the Ironman Triathlon shall be permitted to conduct customary and ordinary race-day activities on Bilhuber Road on July 19, 2026.

RESOLUTION _____ OF 2026: A Resolution Authorizing the Town Supervisor to Sign the EMS Stabilization Agreement

IT IS RESOLVED that Town Supervisor Follos is authorized to sign the EMS Stabilization Agreement with Essex County.

RESOLUTION _____ OF 2026: A Resolution Changing the Name of the Board's End-of-Month Meetings

WHEREAS the Town Supervisor and the members of the Town Council ("Town Board") of the Town of Wilmington, New York ("The Town") intend to pass several local laws this year, make progress on previously stalled-out or postponed projects, and conduct customary town business while exhibiting conscientiousness regarding various procedural formalities and protocols; and

WHEREAS the Town Supervisor and the members of the Town Board have found that they cannot accomplish the foregoing while convening once a month; and

WHEREAS the Town Board's "work session" meetings have, during previous administrations as well as the present administration, tended to become increasingly similar to regular monthly meetings and are, as a matter of law, legally indistinct from regular meetings; therefore,

IT IS RESOLVED that the "work session meetings" at the end of the month shall be renamed "End-of-Month Meetings" in order to provide greater clarity to the public and remove any appearance of impropriety; and

IT IS FURTHER RESOLVED that the Town Board's end-of-month meetings shall ordinarily be held on the final Wednesday of the month, and shall begin at _____ p.m.

RESOLUTION _____ OF 2026: A Resolution Joining Other Towns and the Essex County Board of Supervisors in Urging New York State to Establish a Legal Pathway for the Transfer of Long-Vacant State-Owned Residential Properties within the Adirondack Park for Housing and Other Community Purposes

WHEREAS communities throughout the Adirondack Park face significant housing shortages, particularly with respect to workforce and owner-occupied housing; and

WHEREAS there exist within various towns in the Adirondack Park formerly residential and / or institutional properties owned by the State of New York that have remained vacant and unused for long periods of time; and

WHEREAS these long-vacant properties represent an opportunity to address local and regional housing needs if returned to productive use through transfer, rehabilitation, and sale or occupancy; and

WHEREAS discussions have occurred among local officials, including Town of Newcomb Supervisor Mary D. Lamphear, Town of Long Lake Supervisor Clay Arsenault, members of the New York State Legislature, and representatives of the Governor's office, concerning the need for a coordinated regional effort to encourage action in Albany; and

WHEREAS it has been suggested that a united expression of support from Adirondack Park municipalities may help advance a constitutional change or other legal pathway to permit the transfer of long-unused State-owned properties for housing and other community purposes; and

WHEREAS the members of the Wilmington Town Council ("Town Board") collectively recognize the pressing need for additional housing opportunities throughout the Adirondack Park and find merit in supporting a collaborative intergovernmental effort to address this issue; therefore, it is

RESOLVED that the Wilmington Town Board hereby supports a joint effort among Adirondack Park towns, counties, and State representatives to advocate for a constitutional amendment or other lawful mechanism necessary to enable the transfer of long-vacant, State-owned residential and / or institutional properties within Adirondack Park communities for housing and other community purposes; and

BE IT FURTHER RESOLVED that the Wilmington Town Board urges the Governor of the State of New York, the New York State Legislature, and all appropriate State agencies to work cooperatively with Adirondack Park municipalities and counties to remove legal barriers preventing such properties

from being returned to productive residential and community use; and

BE IT FURTHER RESOLVED that Wilmington Town Clerk Dawn Stevens is hereby directed to mail certified copies of this resolution to Governor Kathy Hochul, Senator Dan Stec, Senator Erik Bottcher, Assemblyman Michael Cashman, the Adirondack Park Agency, the New York State Office of General Services, and any other officials and entities she deems appropriate.

Local Law #4 of the Year 2026:

A Local Law to Increase the Salaries of Elected Assessors in the Town of Wilmington

Be it enacted by the Town Council (“town board”) of the Town of Wilmington (“the town”) as follows:

§1. Authority.

This local law is enacted under the authority granted by the General Municipal Home Rule law of the State of New York.

§2. Legislative Intent.

The Town of Wilmington is one of five towns in Essex County that continues to use the traditional system of three elected assessors.

The town has struggled to find town residents willing to serve in the role of assessor for several years. Prior to the adoption of this local law, the town has lacked an assessor for well over a year. Prior to that, the town lacked two assessors.

Prior to the adoption of this local law, Town Supervisor Timothy Follo regularly advertised, promoted, and announced these open positions for nearly two years. Thus far, his efforts have only managed to recruit one new assessor, in the spring of 2025.

The town board therefore deems it advisable to raise the salaries of the town’s assessors in order to:

- 1) Increase the appeal of the position to residents of the town; and
- 2) Appropriately compensate the town’s assessors for the period their office has been understaffed.

§3. Salary Increase.

Pursuant to the adoption of this local law, the town’s assessors’ salaries shall be increased by _____ annually, paid on a pro-rata basis. For the town’s assessors employed on the date of the passage of this law, the salary increase described herein shall be retroactive to the first of the year.

§4. Permissive Referendum.

This local law shall be subject to a Permissive Referendum, in accordance with Article 7, §90 through §94, of the State of New York’s Town Law.

§6. Effective date.

The date this local law shall take effect shall be controlled by the laws, rules, and regulations regarding local laws subject to permissive referenda in New York State. If the period during which a petition for a permissive referendum may be lawfully submitted expires without the submission of a sufficient

petition, this local law shall be filed in the office of the Secretary of State of the State of New York, whereupon it shall take effect immediately.

Chesterfield: Sole appointed, but during the summer splits salary with a “summer assesor” appointed by the main assessor, \$21,600

Crown Point: Sole appointed, \$22,670

Elizabethtown: Sole appointed, \$23,00

Essex: 3 elected, paid a total of \$14,516

Jay: Sole appointed, \$53,000

Keene: Sole appointed, \$55,697

Lewis: Sole appointed (shared with Elizabethtown): ~\$25,000

Minerva: Sole appointed, \$18,437

Moriah: 3 elected, paid \$15,911, \$8910, & \$8910, respectively

Newcomb: 1 elected, paid \$30,000; elected assessor appoints an assistant assessor who is paid \$16,000

North Elba: Sole appointed, \$161,425

North Hudson: 3 elected, paid \$10,262, \$6357, & \$6357, respectively

St. Armand: Sole appointed, \$17,920

Schroon: 3 elected, paid a total of \$55,839

Ticonderoga: Sole appointed, \$29,835

Westport: Sole appointed, \$25,000, works for Jay and & Keene as well

Willsboro: Sole appointed, \$34,200

Resolution____-2026: Appointment to the Board of Assessment Review

BE IT RESOLVED that Bertalan Kis shall be appointed as a member of the Board of Assessment Review of the Town of Wilmington, with a three-year term expiring on December 31, 2028.