

BOARD OF SELECTMEN
MINUTES OF MEETING – MARCH 17, 2009

Present: Ch. Frank A. Consolati, Patricia D. Carlino, Gordon D. Bailey, Board of Selectmen.
Robert L. Nason, Town Administrator

Ch. Consolati called the meeting to order at 7:00 PM at the Zukowski Auditorium at the Lee Middle & High School.

1. Approval of Minutes: March 3, 2009

2. Public Hearing: None

3. General Business:

Rich Vinette, CDC Executive Director, came before the Board to provide the public and town representatives with an update of activities involving two closed paper mills which were designated last year as priority development sites at Town Meeting under MGL Ch. 43D. Mr. Vinette went on to explain that in March, just prior to last year's annual town meeting, a meeting was held to discuss the merits of adopting MGL Ch. 43D for expedited permitting and moving forward with a \$100,000 grant application to access technical assistance for development of re-use scenarios for the Eagle Mill formerly owned by Schweitzer-Mauduit located in downtown Lee, and the Laurel Mill which is owned by Mead Westvaco located on Route 102. The application for assistance and for naming these mills as priority development sites was recommended by the Lee CDC and in the case of the Eagle Mill, the recommendation was also a part of the Lee Downtown Economic Development Strategy. From response to the meeting held in March, the CDC went forward on behalf of the town to make application for the available Chapter 43D assistance. In May, they were awarded funding and thereafter began the process of putting together a technical team with the assistance of MassDevelopment. Mr. Vinette said the technical team was present to give an update and overview of the priority development site work that has been undertaken so far and introduced them as follows: Nancy Radzevich, MassDevelopment V.P. Planning and Permitting; Kenneth Buckland, The Cecil Group of Boston, Urban Designers; Lawrence Cranor, Jr., RKG Associates, Consulting firm; Sarah LaValley, Berkshire Regional Planning Commission, Community Planner. Mr. Vinette turned the meeting over to Mr. Buckland who proceeded to give the audience a slide show tour of the inside of portions of the Eagle Mill pointing out places of interest including old water powered machinery. He discussed different scenarios. Mr. Cranor next showed market indicators and trends in the area. He showed that there was a decline in the population base but an increase in the 20-35 and 65+ age brackets. He also said there was an increase in \$100,000 salary per annum households. He said retail and condominium offerings would be a good use of the mill space along with an ample supply of industrial space. Mr. Buckland came back on the floor to show various ways the buildings can be used for both residential and commercial use. He then opened the meeting to the public for their input on what they felt would be desirable uses for the buildings. Suggestions included hydroelectric use, a museum, incubator of small businesses, indoor recreational and sporting operations, a satellite college branch. Mr. Vinette pointed out that this is to show a developer what the community would like to see in its plan. The Board thanked everyone for their efforts on behalf of the town.

The Board received a memo from Chris Pompei, DPW Supt., recommending an award for wastewater treatment plant sludge removal and disposal. Mr. Pompei received two bids and recommended Waste Water Services, Inc. at \$0.1186 per gallon, an increase of 8% over the previous contract price. This is a two year contract with an option to renew for a third year. The Board voted, unanimously, to award the sludge contract to Waste Water Services, Inc.

Mr. Nason told the Board that there is potential funding for a water treatment plant stimulus assistance energy pilot for energy efficiency upgrades and renewable energy in the amount of \$936,000. In order for the funding to be available to the town design and construction must begin by February 17, 2010. Mr. Nason said the DPW is currently preparing an Request for Proposals for this project.

The Board received a copy of a Commonwealth of Massachusetts Standard Contract from the Council on Aging for an \$8,379.00 installment of a formula grant they have received. Because of time constraints, Ch. Consolati has already signed the contract. For the record, the Board voted, unanimously, to accept the contract and authorize the Chairman to sign it.

4. Pending Business:

Finance Committee summit meeting March 18th at 7 PM at the new Lee Senior Center with the Selectmen and the School Committee.

Household hazardous waste collections to be held on April 18th and June 10th in Gt. Barrington and May 16th in Lenox

5. Town Administrator:

Mr. Nason informed the Board that through the efforts of a subcommittee from the Energy Efficiency Committee, the field has been narrowed to two vendors who can supply electricity to municipal and school buildings. The first is MunEnergy, the

second Lower Pioneer Valley Educational Collaborative. MunEnergy is a partnership between the Mass. Municipal Asso. and Constellation NewEnergy, a major supplier of electricity. Constellation NewEnergy pays the MMA a fee and the MMA uses that fee to hire two lawyers to make sure there are no contractual changes without the MMA's prior knowledge. Of particular interest is Constellation New Energy's "extend/blend option". This option eliminates any drastic raise in cost in the last year of the contract. The Lower Pioneer Valley Educational Collaborative is a broker, shopping among various qualified suppliers for the best price for its participating entities. For the past few years, our School Department has used LPVEC to purchase electricity from Direct Energy. That contract will expire July 2009 and LPVEC is now quoting prices from GEXA Energy, a subsidiary of Florida Light and Power. LPVEC's suppliers will not commit to an extend and blend option. The Energy Efficiency Vendor Selection Subcommittee is going to recommend Constellation New Energy. Mr. Nason told the Board the full Energy Efficiency Committee will be meeting tomorrow, March 18th, to review the recommendation and price quotes from LPVEC and Constellation NewEnergy. Town Counsel has reviewed both standard agreements for both vendors and finds the one from Constellation NewEnergy acceptable. Mr Nason further told the Board that the effective date of the agreement would be the third week in July. Since the time appears right to purchase electricity, Mr. Nason asked the Board to authorize the Chairman to sign an agreement with the provider recommended by the energy Efficiency Committee, if the Committee makes such recommendation the following day. Upon motion duly made and seconded, the Board voted, unanimously, to authorize the Chairman to sign an agreement and Mr. Nason, together with the School Department's representative, lock in the recommended price.

Mr. Nason told the Board he has met with Lisa Breault, Ambulance Director, to appoint new ambulance personnel to newly created shifts. Ms. Breault has recommended Crystal VanDeusen, EMTI for the Thursday 10 AM to 6 PM position; Jesse Briggs, EMTI for Friday 6 AM to 6 PM position; Hillary Hart, EMTI, for occasional fill-in coverage for open shifts due to vacation, injury and sick call. Mr. Nason will appoint these people with the Board's approval. The Board voted, unanimously, to approve the appointments as stated.

6. Public Comments: None

The Board congratulated the Lee Lady Wildcat's basketball team on winning in the finals of the Western Mass. Division III tournament.

7. Motion to adjourn:

The next regular Selectmen's meeting will be Tuesday, April 7, 2009 at 7 PM. The Board voted, unanimously, to adjourn the meeting at 9:30 PM.

Respectfully submitted,

Suzanne M. Alderman, Selectmen's Secretary

cc:	Board of Selectmen	Principal Assessor	Dept. of Public Works
	Town Administrator	Board of Health	Town Treasurer
	Town Clerk	Conservation Commission	Town Reps. District Chairmen
	Town Collector	Police Chief	Superintendent of Schools
	Planning Board	Building Inspector	Town Accountant