

To: Town Representatives and Town Meeting Members *ex officio*

From: Bob Nason, Town Administrator

Date: April 26, 2010

Re: May 12, 2011 (FY 2012) Annual Town Meeting Warrant

While much of the Annual Town Meeting warrant is self-explanatory, this memorandum and the below-mentioned spreadsheets provide additional information about the spending plan's estimated impact on the property tax for the average single family home and the town's levy limit, the operating budget increases from last fiscal year (FY), as well as the special articles and their recommended funding sources. This memorandum and the annual town meeting warrant are posted on the municipal web site, lee.ma.us.

We have enclosed a copy of the April 26, 2011 *Preliminary Estimate of Anticipated Tax Rate Impact and Levy Limit Calculations*. We have based our tax impact calculation on the Governor's proposed \$35,201 or 1.4% decrease in state aid and proposed \$21,341 or 4.1% decrease in assessments. As with state aid, we expect local receipts to be essentially unchanged from the present fiscal year (FY 2011). We have also enclosed a copy of the April 26, 2011 *Comparison of Program Spending* which compares the FY 2012 budget requests to the amounts expended in FY 2010 and the amounts budgeted in FY 2011. The Finance Committee recommended operating budget for FY 2012 increases FY 2011 appropriations by \$391,950 or 2.5%. Including the Water, Sewer and Ambulance budgets, which are funded by fees for those services, the budget increase is \$338,621 or 1.7 %.

Unlike the period before the recent "Great Recession" when robust new growth spread the burden of increased fixed costs, the Board of Assessors' estimates that in FY 2012 there will be modest new growth of \$3,000,000. Accordingly, based on the FY 2011 average assessment of \$254,689, we calculate the increased operating expense will raise the average single-family tax burden from \$3,326 to \$3,408 or by \$82 (2.4%). That compares to a \$136.00 (4.3%) increase this fiscal year (FY 2011). With respect to the levy limit imposed by Proposition 2 ½, we estimate that this spending plan will be about \$747,950 below the limit.

FY 2010 revenue that was in excess of our estimate and expenses for operations and special projects that were less than appropriated combined to add \$383,029 to the undesignated general fund balance. The resulting fund balance of \$871,822 is \$507,055 or 36% less than last year. That reduction was in part offset by the Board of Assessors' release of four fiscal years (2003-2006) of overlay amounting to \$249,334. Consequently, funds available for use in the current and next fiscal year amount to \$1,121,156. From those available funds, the requested transfers at the Special and Annual Town Meetings amount to \$688,308. The Finance Committee recommended transfers are \$17,800 less or \$670,508, which is \$220,476 or 24% less than the amount of available funds that were committed to the current fiscal year. Looking ahead to next year, we neither expect to generate the same amount of savings nor can we expect the same level of overlay to be released.

With estimated interest earnings, we expect that on June 30, 2011 the General Stabilization Fund balance will be \$1,239,800 and the Fire Truck Stabilization Fund balance will be \$301,428. With the proposed appropriation of \$100,000 for the Fire Truck Stabilization Fund, the stabilization funds will total

\$1,641,228 or \$15,511 more than the Finance Committee's recommended target of ten percent (10%) of the total operating budget excluding the enterprise and reserve revenue accounts.

School District Technology Administrator Charles Flynn contributed to the explanation of Articles 19. Police Chief Ronald Glidden supplied information for Article 21 and Fire Chief Alan Sparks provided information for Articles 23 to 25. Superintendent of Public Works Christopher Pompei, P.E., supplied information for Articles 28 to 33. The Cultural Council provided the enclosed information regarding Article 37 and the Laurel Lake Association provided the narrative for Article 38. The Planning Board wrote the explanation for Article 40.

### **Article 1. Town Reports**

This article appears annually, and it provides for the acceptance of the Annual Report. This edition of the Annual Report covers fiscal year 2010 (ended June 30, 2010). The report is posted on the municipal website ([lee.ma.us](http://lee.ma.us)), and hard copies are available at the Library, the Post Offices and Town Hall.

### **Article 2. FY12 Operating Budgets**

This article presents the FY 2012 Operating Budgets for all departments, except those presented by separate articles due to funding by multiple sources (Building Department, Fire Department, Reserve Fund, Animal Control, Cemetery and Health Department – Articles 3, 4, 5, 7, 10 and 11), solely by receipts reserved for appropriation (Ambulance Service - Article 6) or by enterprise funds (Sewer and Water - Articles 8 and 9). Except for Sandy Beach the proposed appropriations reflect consensus among those who manage the respective accounts and the members of the Finance Committee. The Compensation Plan, which is incorporated in this article as well as Articles 3, 4, 6, 7, 8, 9, 10 and 11, does not include a cost of living increase. Non-union municipal step and longevity increases that were earned but not appropriated this current fiscal year are included in the FY 2012 plan. Step and column increase for teachers are included in the FY 2012 Education budget request. All municipal collective bargaining agreements expired on June 30, 2010. The agreement covering Highway/Cemetery and Water Distribution Workers has been referred to mediation. Emergency Dispatchers negotiations have not begun and the Police Officer negotiations are ongoing. There is a new, part-time seasonal municipal position (Beach Parking Attendant – Article 12) and one position, the Treasurer's Clerk, has been recommended for a higher classification (from Clerk 1 to Clerk 2). Several school positions will be eliminated.

Since the majority of the school and municipal workers will not receive additional compensation, other factors are driving the operating budget increases. They include software licensing and maintenance fees, equipment breakdowns, material price increases and rising employee benefit costs. Employee benefit costs alone increased \$288,633 or 9%. Additionally "School Choice" funding allocated to reduce the Education budget request has decreased by \$125,000 or 17%, because fewer students enrolled from outside the school district. Special education expense increased by \$174,642 or 9%. For the thirteenth consecutive year the Board of Selectmen have directed that municipal, non-personnel operating expenses be level funded or reduced unless increased by necessity. Those necessities include the following:

Account 135, Accountant  
Software license and support fee increase

Account 210, Police

Software license and support fees and police cruiser computer connection fees previously paid through a grant.

Account 423, Snow and Ice

Increased to the new five year rolling average expense

Account 911, Medicare and Retirement Contributions, excluding costs distributed to Water, Sewer, Ambulance and Health Departments

Account 912, Employee Benefits

Health insurance (excluding costs distributed to Water, Sewer, Ambulance and Health Departments), police medical and Medicare Part B penalty

Account 946

Police Officer and Firefighter Accident Insurance

Requested funding for General Government is \$39,451 or 5.1% less than the current fiscal year, principally because the estimated fee for the Board of Assessors' consultant has been evenly distributed over a three revaluation cycle. Staff turnover in the Treasurer's office also contributed, notwithstanding software license and support fee increases and the above-mentioned, position reclassification proposal. Reallocation of expenses within and between the Town Clerk's and the Board of Registrars' budgets and one fewer election resulted in a net budget decrease of \$499. Funds for a seasonal groundskeeper to maintain the appearance of the public way from the turnpike to the Laurel Street Bridge have been removed from the Highway Construction and Maintenance budget. That \$6,695 reduction was partially offset by a \$2,400 increase in communications, maintenance and material & supply costs. Requested funding for Health and Human Services is \$2,265.91 or 0.9% less due to staff turnover at the Tri-town Health Department. The Recreation and Culture budget has increased by \$2,941, due to the Sandy Beach Committee's appeal to restore funding to the level that it requested, but did not receive, for the current fiscal year.

**Article 3. Building Inspector Budget**

This operating budget is broken out from Article 2, because it is funded in part by receipts reserved for appropriation. Fines from civil citations, which by state statute (M.G.L. C 148A S. 5) must be earmarked for enforcement, training, education and the hearings officer, are allocated to this budget. A \$150 increase in the available reserved receipts partially offset a requested \$500 increase for office supplies.

**Article 4. Fire Department Budget**

This operating budget is broken out from Article 2, because it is funded in part from available funds. An amount equal to the regularly unused portion of the stipend line item is funded from available cash to avoid raising funds for unlikely expenses.

**Article 5. Reserve Fund**

This operating budget is been broken out from Article 2, because it is funded in part from available funds.

**Article 6. Ambulance Service Budget**

This article presents the Ambulance Service operating budget that is funded by fees for services reserved for appropriation. A decrease in the cost of Paramedic Intercept Services resulted in a \$46,171 request reduction and a budget that can be supported by fees. By comparison a general fund appropriation of \$40,213 was required to maintain the ambulance services this fiscal year.

**Article 7. Animal Control Budgets**

This operating budget has been broken out from Article 2 to record the total cost of the department and the Town of Lenox's half of the funding.

**Article 8. Sewer Department Budgets**

This article presents the Sewer Department budgets that are funded by sewer receipts and the Sewer Enterprise Fund balance which is \$2,923,893. We anticipate that FY 2012 fees will amount to \$1,818,979, thereby necessitating a \$319,943 transfer from the fund balance to meet operating expenses. After that transfer and a transfer of \$18,000 to replenish the extraordinary repairs account (Article 33), there will be a balance of about \$2,586,000. While the fund balance subsidy of operating expenses has decreased from \$327,388 this current year or by \$7,445, at the current rate of subsidy the fund balance will be depleted in about eight years or by 2020, rather than 2027 as was initially planned.

**Article 9. Water Department Budget**

This article presents the Water Department budget that is funded by water receipts. The Water Enterprise Account balance is \$336,847. After transferring \$12,000 to replenish the extraordinary repairs account (Article 30), \$65,250 to service the debt (3<sup>rd</sup> of 5 payments) for a water main replacement project (Article 31) and \$50,000 to repair the water main on West Park Street over the Housatonic River bridge (Article 32) there will be a balance of about \$209,600.

**Article 10. Cemetery Budget**

This article presents the Cemetery Department budget and its funding sources. By the end of the current fiscal year, the Perpetual Care Interest Account will have a balance of \$2,080 to support the maintenance of the cemetery. That amount is \$1,360 or 39% less than the amount contributed this current fiscal year.

**Article 11. Health Department Budget**

This operating budget has been broken out from Article 2 to record the total cost of the department and the funding from the Towns of Lenox (\$84,263) and Stockbridge (\$37,919).

**Article 12. Sandy Beach Parking Attendant**

At the request of a Sandy Beach access road owner, this article provides funding for a parking attendant to limit vehicular access to Town of Lee year-round and seasonal residents and their guests. The attendant will check and issue passes on weekends and holidays. Passes will also be available at all hours at the Dispatch Center in the basement of Memorial (Town) Hall. If approved, this appropriation will be added to the Sandy Beach budget.

### **Article 13. Salaries of Elected Officials**

Required by state statute, this article reaffirms the amounts appropriated in Article 2 for the Moderator and the Select Board.

### **Article 14. Revolving Fund Accounts**

The routine reauthorization of two revolving accounts is consolidated into one article. Those accounts are the following:

#### **Home Composting Bins Revolving Account**

The Composting Bin Revolving Account is used to buy bins for resale, at a thirty-three percent (33%) discount, to residents. In 2002 the Massachusetts Department of Environmental Protection awarded the Town a \$3,800 Municipal Recycling Grant that provided 100 bins valued \$38 each. The Town sells those bins for \$25 and places the proceeds in this revolving account for the purchase of additional bins when the current supply is exhausted.

There was \$1,962 in this account on July 1, 2009 and during the fiscal year ended June 30, 2010 (FY 2010) receipts amounted to \$50 and expenditures amounted to \$1,060. Therefore, there was an opening balance of \$952 on July 1, 2010, the beginning of the current fiscal year.

#### **Fire Prevention Inspection Revolving Account**

The Fire Prevention Inspection Revolving Account is used to collect fees for fire prevention inspections and to compensate the inspectors. There was \$9,009 in this account on July 1, 2009 and during the fiscal year ended June 30, 2010 (FY 2010) receipts amounted to \$5,145 and compensation for the fire prevention inspectors amounted to \$3,333. Therefore, there was an opening balance of \$10,821 on July 1, 2010, the beginning of the current fiscal year.

### **Article 15. Tobacco Retailer Training Certification Revolving Account**

Established at the May 14, 2009 (FY 2010) Annual Town Meeting and proposed for reauthorization at the May 12, 2011 (FY2011) Special Town Meeting, this account is used to collect fees for the training program and to pay the costs of offering it. The account was established on July 1, 2009 and during the fiscal year ended June 30, 2010 (FY 2010) receipts amounted to \$3,995. There were no expenditures.

Therefore, there was an opening balance of \$3,995 on July 1, 2010, the beginning of the current fiscal year.

#### **Article 16. Trolley Revolving Account**

The Trolley Revolving Account is a separate article this fiscal year, because the future of this seasonal service is uncertain. The account is used to collect funds to pay for the operation of the trolley from Memorial Day weekend through Labor Day and for the Founders Day weekend. Last summer the Trolley did not operate, because the Berkshire Regional Transit Authority (BRTA), which had operated the service for the Town, discontinued its subsidy which had averaged \$21,080 of federal and state funding each season. If other funding is not obtained to continue the trolley's operation, it will revert to the Premium Outlets. If that were to happen, this revolving account would not be reauthorized and the fund balance would be transferred to the General Fund. Currently we are working with the Town of Lenox to continue the service, albeit with a different route.

There was \$36,344 in this account on July 1, 2009. During the fiscal year ended June 30, 2010 (FY 2010) receipts amounted to \$6,487 and expenditures amounted to \$4,217, resulting in an opening balance of \$38,614 on July 1, 2010, the beginning of the current fiscal year.

#### **Article 17. Blanket Federal Grant Application Authorization**

This article appears annually and eliminates the need to conduct a Town Meeting before a grant application is submitted.

#### **Article 18. Actuarial Analysis of Post-retirement Benefit Liability**

The Government Accounting Standards Board (GASB) having determined that Other Post Employment Benefits (OPEB) are a part of the compensation that employees earn each year, and as such, should be accounted for as a liability on a municipality's year-end financial statements, an actuarial valuation was first conducted in November 2008. The valuation determined that as of July 1, 2008 our actuarial accrued liability for current retirees and their beneficiaries and dependents and current active employees amounted to \$16,532,766. GASB requires we update the actuarial valuation every three years.

Since we principally fund OPEB costs as we go and it is unlikely that we will go out of business, this liability is principally a bond rating agency concern. Inasmuch as bond rating agencies weigh a community's acknowledgement of this liability and its effort, no matter how small, to address it, the May 14 2009 (FY 2010) Annual Town Meeting authorized the creation of an Other Post-Employment Benefits Liability Trust Fund to receive funds from the federal Medicare program covering retiree drug costs (Medicare Part D). With interest earned the trust balance will be \$90,873 on June 30, 2011.

#### **Article 19. Network and Elementary School Switch Replacements**

At the request of the School Committee, this article provides funding for the second of three no interest lease-to-purchase payments totaling \$110,173 for the replacement of the computer network core switch and Elementary School's wiring closet switches that are at the end of their expected life.

**Article 20. School Medicaid Reimbursement Agent Fee**

This article funds the fee which the Town pays the University of Massachusetts Medical School to process claims for Medicaid reimbursement for services provided at Lee public schools. The fee is 4.25% of the reimbursement. For the three most recent, complete fiscal years (FY 2008 to FY 2010) the town received an average of \$67,421. To date this fiscal year we have received \$19,724.16. The fee account balance is \$1,317.87. Funds (\$5,000) for these fees were last appropriated at the May 14, 2009 (FY 2010) Annual Town Meeting.

**Article 21. Police Cruiser Replacement**

At the request of the Police Department, this article provides funding to purchase and equip a new cruiser to replace a 2008 marked police cruiser with over 100,000 miles. Unless it is assigned to the Fire Cirez (Article 25) the 2008 cruiser will be declared surplus property and sold to the highest bidder pursuant to Town By-laws, with any funds received going to the general fund.

**CURRENT ACTIVE POLICE CRUISER INVENTORY**

TYPE	YEAR	CURRENT MILEAGE March 5, 2010
Marked – Patrol	2008	109,481
Marked – Patrol (Explorer)	2007	39,250
Marked – Patrol	2008	84,808
Marked – Patrol	2010	15,491

**Article 22. Replacement Fire Truck Funding Installment**

At the request of the Fire Department, this article provides the fourth of four annual appropriations for the purchase of a new fire truck to replace a 1988 pumper which will reach the end of its expected twenty-five year useful life in 2013. With this transfer the fund balance will increase to \$401,428.

**Article 23. Carbon Air Filters for Firefighters**

At the request of the Fire Department, this article funds the first of a three year tank replacement program.

**Article 24. Rescue Boat Motor Replacement**

At the request of the Fire Department, this article provides funding to replace the 35 year old motor that has reached the end of its useful life.

**Article 25. Surplus Police Cruiser Retrofit for the Fire Chief’s Use**

At the request of the Fire Chief, this article provides funding to paint and equip a surplus 2008 police cruiser, which has been driven over 110,000 miles, for the Fire Chief’s official use including conducting fire prevention inspections and responding to alarms.

**Article 26. Ambulance Building Principal and Interest Payment**

At the request of the Ambulance Service, this article provides funds to make the fifteenth and final principal and interest payments on the Ambulance Building.

**Article 27. Ambulance Building Repair**

At the request of the Ambulance Service, this article provides funds to repair various windows and doors of the ambulance building.

**Article 28. Highway Garage Roof and Insulation Replacement**

At the request of the Department of Public Works, this article provides \$50,000 for the replacement of the garage roof and insulation that were damaged this past winter. Our property insurer is contributing an additional \$65,838 toward the cost of this work.

**Article 29. Road Repair and Paving**

At the request of the Department of Public Works this article provides funding to repair and pave roadways. In addition to the appropriation, this article authorizes the Select Board to use the forthcoming (FY 2012) allocation of state transportation funds designated for local use ("Chapter 90" funding) for these repairs and paving. The FY 2012 Chapter 90 apportionment is \$66,309 or 28% more than the current fiscal year. Consequently, the total amount of funding available for FY 2012 will exceed the current fiscal year by \$16,309, even though the appropriation has been reduced by \$50,000.

Roads will be paved in accordance with a Berkshire Regional Planning Commission's road conditions assessment. The balance of the FY 2011 fiscal year appropriation and Chapter 90 apportionment will be used while the schools are on summer vacation to repave Orchard Street and portions of Washington Mountain Road, Bradley Street, Spring Street and Golden Hill Road. A portion of Meadow Street may be paved with funding provided by Silverleaf Resorts. To the extent that FY 2012 funding permits, a full depth reconstruction of Fairview Street and an overlay on Prospect Street are planned. Beartown Mountain Road, West Pine Street and Fernside Road are scheduled for chip seal and approximately \$25,000 will be spent to crack seal various roadways.

For fiscal years 2004 to 2007, Chapter 90 funding was reserved to repair the town's 15 1/2 bridges. Together with a 2004 appropriation there is a designated balance of nearly \$1Million for these repairs. Those funds are adequate to make repairs, but not sufficient to delead and repaint our two largest bridges crossing the Housatonic River, the Meadow Street bridge and the Willow Street bridge. Until we are able to obtain additional state or federal assistance for deleading and repainting those bridges, we will concentrate on repairs recommended by the Massachusetts Department of Transportation. Accordingly, there is an opportunity to take a fifth break from the incremental funding for the bridge project and to direct the Chapter 90 funding to road work.

Construction plans for the \$6.4 million reconstruction of Tyringham Road from Route 102 to the Tyringham town line are nearly complete. The Right of Way Plans are complete and the easement

descriptions have been prepared for abutting property owners. State and local environmental approvals have been received. Only an Army Corp of Engineers permit is outstanding.

**Article 30. Water Plant and Distribution System Extraordinary Repairs**

At the request of the Department of Public Works, this article provides funding from the Water Enterprise Fund balance to make major, unanticipated repairs and improvements to the water treatment plant and distribution system. Together with prior appropriations there will be about \$50,000 to cover future unforeseen expenditures.

**Article 31. Water Distribution System Improvements Debt Service**

At the request of the Department of Public Work this article provides funding from the Water Enterprise Fund to pay the third (of five) installment on a \$300,000 loan that was borrowed to replace the water main that services Washington Mountain Road.

**Article 32. Repair Water Main Over the Housatonic River at West Park Street**

At the request of the Department of Public Works, this article provides funding from the Water Enterprise Fund to repair a main water distribution line over the Housatonic River.

**Article 33. Sewer Plant and Collection System Extraordinary Repairs**

At the request of the Department of Public Works, this article provides funding from the Sewer Enterprise Fund balance to make major, unanticipated repairs and improvements to the wastewater treatment plant and collection system. Together with prior appropriations there will be about \$50,000 to cover future unforeseen expenditures.

**Article 34. Chamber of Commerce Advertising and Marketing Campaign**

At the request of the Chamber of Commerce, this article provides the Chamber funds to advertise and market the Town of Lee. The amount requested is the same as the current fiscal year and it is equal to 10.7% of the \$172,798 room tax receipts for FY 2010, the most recent, complete fiscal year. For the first three quarters of the current fiscal we have received \$173,513. A fifty percent increase (from 4% to 6%) in the local rooms tax went into effect on April 1, 2010.

**Article 35. Holiday Lighting Energy Efficiency Upgrade**

At the request of the Chamber of Commerce, this article provides funding to replace the existing holiday lighting that adorns downtown streetlight poles and the Church Park fence from Thanksgiving through mid January. The Chamber's proposal for a two year replacement program was reduced to one year in light of the significant energy cost savings for the Town. We can power eighteen strings of light-emitting diode bulbs with the energy it now takes to power one string of conventional holiday lighting!

**Article 36. Chamber of Commerce Gateway and Downtown Beautification Projects**

At the request of the Chamber of Commerce and with the approval of the Department of Public Works (DPW), this article moves the responsibility funding for the maintenance of plantings and the appearance along the public way from the turnpike to the Laurel Street Bridge from the DPW to the Chamber.

### **Article 37. Cultural Council Originated Events Project**

The Cultural Council provided the enclosed information regarding this article.

### **Article 38. Laurel Lake Association's Ongoing Lake Studies**

The Laurel Lake Preservation Association (LLPA) respectfully requests a \$2,500 contribution to the Association. This same request is being made to both Lee and Lenox.

The LLPA, established in 1995, is not-for profit organization of citizens concerned with preserving Laurel Lake. Although the organizations members include a number of lake property owners, the LLPA is not focused on the needs of property owners. Rather, it is our mission to keep the lake healthy and beautiful for current and future generations by maintaining and enhancing its natural animal and plant life, its beauty, and its role as a resource for the local and visitor communities. Our meetings which often include an educational aspect are open to the public and broad public participation is sought. LLPA members are active participants in state-wide lake management organizations— MA Congress of Lakes and Ponds, Lakes and Ponds Assn. of Western MA.

After a long history of ongoing efforts to improve Laurel Lake, this fall the LLPA was granted an order of conditions by the Conservation Commissions of Lee and Lenox for a three foot drawdown. This drawdown has been accomplished. The Lenox Conservation Commission's order of conditions requires a long list of ongoing and future studies of native, endangered, and invasive species as well as an overall Watershed Management Study and Plan. Some of which have already been completed.

In order to get to this point in dealing with the Conservation Commissions, the LLPA has had to engage the services of a lake management consultant, Ken Wagner, PhD., of Water Resource Services, LLC. Additionally, Dr. Wagner has been engaged to provide the ongoing studies required by the Lenox Conservation Commission. Technical services related to accomplishing the drawdown have been provided, without charge, by Roger Scheurer, owner of the lake's dam.

Funding for the LLPA's activities have come from member dues, contributions from individuals and businesses, and two annual kayak raffles. Applications for grant funding have, to date, been unsuccessful.

For the coming year, expenses related to the requirements of the Conservation Commission's orders of conditions are expected to be at least \$14,000. Currently available funds amount to \$8,800.

The LLPA will continue its fund raising efforts and is more than willing to continue to be the leading edge of efforts to maintain and improve Laurel Lake, a resource that serves the residents of and visitors to the towns. It, nonetheless, seems reasonable that both towns take some ownership of the responsibility that comes with such a resource and help fund these activities.

### **Article 39. Fire Department Bylaw Revision**

When planning the process for selecting a successor to then Fire Chief Ronald Driscoll, we reviewed the existing bylaws which we found to be antiquated. Recently appointed Fire Chief Sparks crafted some changes which he posted for comment by the volunteer firefighters. Town Counsel also suggested some changes. All of their comments are contained in the proposed changes.

**Article 40. Wind Energy Facility Bylaw**

The purpose of this article is to adopt a zoning bylaw for Wind Energy Facilities to give guidance to our boards, the Board of Selectmen, Planning Board, and Conservation Commission. Currently the Town of Lee doesn't have a zoning provision for oversight of these facilities. The Board feels with the state considering passing a new Wind Turbine Permitting Act that there should be a zoning bylaw in place before that happens. This article is not for or against wind turbines but would give us the legal means necessary to facilitate such projects. The Planning Board provided the enclosed Berkshire Regional Planning Commission map of wind power potential in the Town of Lee.