

TOWN OF LEE
SELECT BOARD MEETING
Tuesday October 17, 2023 @ 7:00PM
Town Hall • 38 Main Street • Former Courtroom

Minutes

Members Present: Bob Jones, Gordon Bailey, Sean Regnier

Members Absent: None.

Chairman Jones called the meeting to order at 7:00PM.

1. Minutes: Open Session Minutes of 10/03/2023

Mr. Bailey made a motion to approve the 10/03/2023 open session minutes as submitted which Mr. Regnier seconded and was unanimously approved, 3-0.

2. Public Comment

Kathy Hall, Chair of the Lee Youth Commission (LYC) and member of the Open Space and Recreation Plan Committee (OSRP), began by stating that the LYC's first Second Saturday Kickball event was a success. The next Second Saturday event will be Wacky Game Night: relay races, cup stacking, Simon Says, paper airplane runs, and more. Ms. Hall added that the OSRP Committee is hosting a public forum on Saturday October 21st at 11am in the Lee High School auditorium. The discussion focus will be on the needs and goals for our parks, recreational areas, and natural resources. Ms. Hall stated that the OSRP affords the Town state grants to help fund projects.

3. General Business

a) Assessor's – Classification Hearing

Sarah Navin, an appointed Assessor, stated that she was present for a classification hearing to decide if the Town of Lee would like one-tax rate or two-tax rates. One rate would be Residential and Open Space and the second rate would be Commercial, Industrial, and Personal Property. Ms. Navin stated that the Tyler values were approved on October 6, 2023 by the Bureau of Local Assessment, and the LA-4 total value of the Town is \$1,341,481,921.

Ms. Navin stated that the FY24 average single family home value for 1,853 single family homes is \$383,584.13 for a total of 1,853 single family homes at \$710,781,400. She stated this is up from FY23's value which had 1,843 single family homes for a total of \$636,579,000.

Ms. Navin stated that new construction added \$6,897,200 in real estate/commercial and industrial construction value. Personal property added an additional \$7,175,150 for a total value of new growth for FY24 at \$14,072,350, which helps lower the tax rate.

Ms. Navin stated that the Excess Levy Capacity is \$4,415,431.31, which is the difference between the tax levy and the amount the Town raised and

appropriated for FY24. Ms. Navin finished her presentation by stating that the recommendation of the Board of Assessor's is to have a single-tax rate for FY24 (July 1, 2023-June 30, 2024).

Mr. Regnier made a motion to accept the Board of Assessor's recommendation for a single-tax rate in FY24 which Mr. Bailey seconded and was unanimously approved, 3-0.

b) Berkshire Gas Permits:

1. 110 Marble Street (install test station)
2. 63-85 Center Street (install test station)
3. 72-74 Columbia Street (install test station)
4. 88 West Park Street (retire gas service)

Mr. Bailey made a motion to approve all above Berkshire Gas Permit applications which Mr. Regnier seconded and was unanimously approved, 3-0.

c) Authorize elimination of an administrative RoR Monetary Fund

Chairman Jones stated that a few months ago they thought the RoR Committee would try to continue to give oversight on the proposed UDF, and Lee planned to withdraw from RoR. Now Lee has decided to stay in long enough to expediate the elimination of the monetary fund and see that Lee gets the funds owed to it.

Pursuant to the Intergovernmental Agreement, Mr. Regnier made a motion that the Select Board and the Rest of River Municipal Committee ("RoR Committee") authorize the elimination of an administrative RoR Monetary Fund of \$1.5 million (which was to be funded following receipt of the funds in the escrow account established pursuant to a February 2022 Escrow Agreement) and intended to pay for all legal, consulting, or other expenses, fees or costs incurred by the ROR Committee in the administration, review, and legal work related to any revised Permit issued by EPA for the remedial work in the Housatonic River. Mr. Bailey seconded the motion and it was unanimously approved, 3-0.

d) Purchase & Sale Agreement - 41 Railroad Street

Admin Brittain stated that this property is contiguous to the rest of the property the Town already owns - where the DPW garage and Airoldi building are. He stated that they have started to get information out about a proposed public safety building in the last few weeks, and this land purchase is one part of land that would be utilized for the proposed building.

Admin Brittain stated that the purchase and sale agreement has already been signed by the seller, and tonight the Board will sign off if it is approved. He stated that this is all contingent upon Town Meeting and a referendum, if necessary.

Mr. Bailey made a motion to have the Select Board sign off on the purchase and sale agreement for 41 Railroad Street which Mr. Regnier seconded and was unanimously approved, 3-0.

4. Any topic the Chairman could not reasonably anticipate.

Mr. Regnier stated that the Master Plan Committee met last night and they are close to finalizing the housing portion of the document. The consensus is that this will make it a little easier for developers to use certain areas within the center of Town.

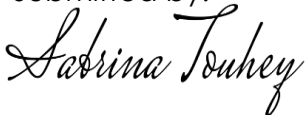
5. Town Administrator – PCB Technical Consultant

Admin Brittain began by stating that we are reaching out to some environmental firms and consultants for the PCB/RoR cleanup. He stated he has narrowed it down to about three different places and he hopes to have proposals for the Board to look at within the next week.

The next regular meeting is scheduled for November 7, 2023.

Mr. Bailey made a motion to adjourn at 7:17pm which Mr. Regnier seconded and was approved, 3-0.

Submitted by:

A handwritten signature in cursive script that reads "Sabrina Touhey".

Sabrina Touhey
Exec Asst TA/BOS

Approved on: 11/07/2023