

BOARD OF SELECTMEN

Steven P. Rose, Chairman
Eric S. Beckerman, Clerk
Jason L. Suzor, Associate

Gregory S. Enos
TOWN ADMINISTRATOR

Town of Avon Massachusetts

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RECEIVED

By Patricia Bessette, Town Clerk at 4:21 pm, Jan 26, 2021

**BOARD OF SELECTMEN
WORKSHOP MEETING
JANUARY 11, 2021 at 6:00 p.m.**

Members present: Steven P. Rose, Chairman (via teleconference)
Eric S. Beckerman, Clerk (via teleconference)
Jason L. Suzor, Associate (via teleconference)

Others present: Gregory S. Enos, Town Administrator (via teleconference)
Shanna M. Faro, Executive Assistant (via teleconference)
Joseph Lalli, Esq., Town Counsel (via teleconference)
Deb Morin, Treasurer/Collector (via teleconference)
Erin Barry, Town Accountant (via teleconference)
William Fitzgerald, DPW Director (via teleconference)
Christine Godino, School Superintendent (via teleconference)
Tracy Self, Designer Selection Committee Chair (via teleconference)
Charles Comeau, Designer Selection Committee (via teleconference)
Donald Velozo, Architectural Consulting Group (via teleconference)

Chairman Rose announced that pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Board of Selectmen is being conducted via remote participation. No in-person attendance of members of the public was permitted, but every effort was made to ensure that the public can adequately access the proceedings as provided for in the Order. Chairman Rose reminded the viewing audience that persons who would like to view this meeting while in progress may do so by joining the Zoom link for the videoconference in session.

Chairman Rose called the meeting to order at 6:00 p.m. Each Board member acknowledged their presence at the meeting by responding in the affirmative during the roll call. In addition, all anticipated speakers acknowledge their presence by responding in the affirmative when Chairman Rose called their names.

Town Hall Repairs

Mr. Enos informed the Board that a burst pipe in December damaged four bathrooms in Town Hall. The water leak caused damage to the walls and ceilings of the bathrooms. Mr. Enos stated that while a maintenance company was sent out to clean the pipe burst damage, it was discovered, on an unrelated note, that heavy rainstorms over a period of years has caused damage to the entire back wall of Town Hall, particularly in the Selectmen's office and the Town Administrator's office. The exterior doors to

the building have also been known to leak during heavy rain and snowstorms. Mr. Enos stated that another problem in Town Hall is the aging HVAC systems in which at least one of the units is not functioning at all. Mr. Enos stated that replacing a heating system could be problematic on an older roof as well. Mr. Enos informed the Board that the Town currently has approximately \$275,479 in available funds for Town Hall maintenance and repairs. Mr. Enos informed the Board that he was seeking guidance from them as to which direction he should be seeking for Town Hall repairs whether it be fixing up the minor repairs, a total rehabilitation and renovation project, or perhaps building a new Town Hall.

Chairman Rose asked for Alternate Building Inspector Chuck Comeau's opinion as to the status of Town Hall repairs. Mr. Comeau expressed his concern about investing a significant amount of money into an older structure which is known to have ADA accessibility and HVAC issues. Mr. Comeau stated that to bring the Town Hall building up to code both the masonry of the building and roof would have to be reinforced which is costly. Mr. Comeau stated that he believed a new property would be a good investment for the Town. Mr. Comeau suggested the Town hire an engineer to review the status of the Town Hall building, while simultaneously working on the smaller repairs such as patching the walls, painting and new carpet.

Mr. Suzor requested to review the plans for the remodel of the building to accommodate additional office spaces for the various departments. He was also concerned as to the status of the Town Hall roof and HVAC systems as this has been a continuous problem over the years. Mr. Suzor stated that the minor repairs should be made immediately. Mr. Beckerman agreed with Mr. Suzor. With the entire Board in agreement, Chairman Rose requested that Mr. Enos hire an assessor to advise as to the approximate cost of a new building for the Town Offices while simultaneously completing all minor repairs necessary to the building including new drywall for the damaged walls, ceiling tile replacement, paint, and bathroom repair. Chairman Rose stated that the minor repairs should be completed within a 30-day time frame.

Intermunicipal Agreement with the City of Brockton

Chairman Rose stated that the preliminary plans for an Intermunicipal Agreement between the City of Brockton and the Town of Avon regarding a housing development project will be available for the Board's review within the next few days. Chairman Rose stated that as part of the agreement, traffic from the development will flow through the City of Brockton. If this project is approved, it will generate more revenue into the Town. But first, the project must be reviewed and approved by the Planning Board. Chairman Rose informed the Board that he will schedule another workshop meeting to discuss this matter as the project moves forward.

Special Town Meeting

Chairman Rose suggested moving forward with scheduling a Special Town Meeting for the third week of February for time-sensitive articles which could not wait until the Annual Town Meeting in May. Chairman Rose proposed a Saturday date of February 20, 2021 to hold the Special Town Meeting. All parties agreed that the 20th would be an amenable date for all. Mr. Beckerman made a motion to propose the Special Town Meeting to be held on February 20, 2021 to move forward with all business as required. Mr. Suzor seconded the motion. A roll call vote was taken. Mr. Beckerman voted aye. Mr. Suzor voted aye. Chairman Rose voted aye. The motion carried.

Adjournment

At 7:00 p.m., Mr. Beckerman made a motion to adjourn the Workshop Session. Mr. Suzor seconded the motion. A roll call vote was taken. Mr. Suzor voted aye. Mr. Beckerman voted aye. The motion carried.

Respectfully submitted,

Shanna M. Faro

Shanna M. Faro
Executive Assistant to the Town Administrator

List of Documents

1. January 11, 2021 Meeting Agenda