

## **BOARD OF SELECTMEN MEETING**

Town Hall Meeting Room

3 East Main Rd. Peru MA

Thursday, October 20, 2022 @ 6:00 PM

1. Call to order
2. Roll Call
3. State recording status
4. Pledge Allegiance to the Flag
5. Discuss and possible vote on Auctioneers for town owned properties
6. Adjourn

The list of matters are those reasonably anticipated by the Board which may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Official posting: Peru Town website: [www.townofperuma.com](http://www.townofperuma.com)

Posted October 18, 2022 @ 5:45 pm, *Kim Leach , Town Clerk*

# TOWN HALL

3 EAST MAIN ROAD PERU, MA 01235

## SELECT BOARD MEETING MINUTES: October 20, 2022 @ 6:00 P.M. Town Hall Meeting Room (Gymnasium)

Verne Leach, Chair Selectman/ACO Bruce Cullett, Selectman/Police Chief

Public Attendees: Kimberly Wetherell

**Item 1: Call to order:** 6:00 P.M.

Item 2: Roll Call: Chairman Leach present, Selectman Cullett present, Selectman Haskins absent

**Item 3: State Recording status:** Selectman Leach recording for personal use, Kimberly Wetherell recording

**Item 4: Pledge of Allegiance to the Flag:** Led by Selectman Leach

**Item 5: Discuss and possible vote on Auctioneers for town owned properties:** Selectman Leach states that the reason for the Selectboard meeting on an off night was for one reason which is to vote on an Auctioneer for town owned properties. Selectman Leach stated that the Tax Collector brought the subject up in Report From Departments in the Selectboard meeting Monday October 17th. Selectman Cullett stated the only responsive bidder is Sullivan and Sullivan. Selectman Leach stated that the purpose of this meeting is to vote on whether to approve and accept Sullivan and Sullivan as the Auctioneer. Selectman Cullett identified the six Town owned properties included in this auction:

1. 144 Middlefield Road
2. Parcel 17-0-5 Kreutzer Road
3. Parcel 21-0-6 Strong Road
4. Parcel 25-0-33 4 Hilltop
5. Parcel 37-0-4 Andes Road
6. Parcel 44-0-71 9 Hillside Road

Kimberly Wetherell asked how much property taxes were owed on the properties. Selectman Leach and Cullett stated they didn't have that information available in front of them but offered to provide it. Kimberly Wetherell stated that she would email the Tax Collector for the information.

Selectman Cullett stated that Sullivan and Sullivan have offered to auction the properties including advertising, and associated paperwork except the items required to be completed by Town Counsel and a six percent buyer's premium would be added to the successful bid for a property. Typical auction requirements will apply such as a \$5000 deposit on day of auction. Target date for the auction is December 1, 2022.

Kimberly Wetherell asked if these would be sealed bid. Selectman Cullett stated that it would be a public auction held at the Town Hall/Community Center. Selectman Cullett stated that bidders will be able to look at the properties at their leisure ahead of the auction.

Selectman Cullett made motion to enter into an agreement with Sullivan and Sullivan to auction off the properties. Selectman Leach seconds the motion. Vote 2-0 in favor. 2

Kimberly Wetherell states that she has a couple questions. She asked why this meeting was held tonight instead of Monday. Selectman Leach answered to get the auctioneer started. Selectman Cullett stated that the Selectboard did not have a scheduled meeting for Monday October 24th .

Kimberly Wetherell asked why meetings do not show up on the website on the first page under calendar of events. Selectman Cullett said they would have to ask the Town Clerk if meetings could be linked automatically to the calendar of events on the website. Selectman Leach said they would check into that.

Kimberly Wetherell asked why the tax rate hasn't been set yet. Selectman Cullett stated that all the steps required to set the tax rate had not been completed yet and that the Town had just retained Patriot Properties to perform assessing services for the Town. Kimberly Wetherell asked when Patriot was retained, Selectman Leach replied three or four weeks ago. Selectman Cullett reiterated that Patriot was in the process of completing the steps necessary to set the tax rate and prepare for tax classification hearing and that they are working on it.

Kimberly Wetherell asked if Fiscal Year 22 books were closed. Selectman Cullett replied not that he is aware of. Kimberly Wetherell asked why the books were not yet closed. Selectman Cullett stated that since he has been on the BOS he didn't recall the books being closed in October. Kimberly Wetherell stated that for the last several years tax bills have not been sent until November or December. She stated that it is pretty late for some people to write a check and stated that other towns send out the bills earlier. She stated that a late fall tax bill makes it harder for some people that get hit with another bill in May. She stated that she believes the Selectmen should do more to ensure the Assessors office gets bills out earlier. Selectman Cullett pointed out that the property tax amount required to be paid is the same no matter when the bills go out. Selectman Leach and Cullett stated that they had not been given an update in the last few weeks on the status of the tax rate, but Patriot is actively working toward getting the rate set. Kimberly Wetherell asked why the BOS waited until September to put out an RFP for the assessing services. Selectman Cullett stated that the BOS did not wait until September and that the RFP went out at the end of last fiscal year or right at beginning of the current fiscal year. Selectman Cullett stated that he believed it went out in July because RRG was serving the Town until the end of July. Selectman Cullett stated the RFP process took a little bit of time, and to his recollection there were two bidders: RRG and Patriot and the BOS awarded the contract to Patriot and that he would need to look back at the records to see exactly what date the contract was signed with Patriot.

Kimberly Wetherell stated that for the last year the Assessors office hasn't done anything. Selectman Cullett disagreed and stated that the Assessor's office has done everything required by law. Kimberly Wetherell asked about specific clauses in the former Assistant Assessor's employment agreement. Selectman Cullett replied that the former Assistant Assessor left over a year ago and he didn't recall specifics of the agreement without reviewing it.

Kimberly Wetherell asked what other employees in Town have contracts or employment agreements. Selectman Cullett replied that he has one as Police Chief and didn't know off the top of his head if anyone else has an agreement in place. Selectman Leach stated that he doesn't think anyone else has one. Kimberly Wetherell requested a copy of the Police Chief's contract and anybody else that has one. Kimberly Wetherell asked why an employment agreement was done with the former Assistant Assessor. Selectman Cullett answered so that the terms of the employment are in writing. Kimberly Wetherell asked if a job description is an employment agreement. Selectman Cullett replied no.

Kimberly Wetherell said she was confused about what an employment agreement is. Selectman Cullett stated that an employment agreement would include specifics such as 3 paid time off, hours required for a position, and numerous other things and that it may also describe the specific requirements of the job.

Kim Wetherell asked if employees turn in time sheets. Selectman Cullett replied that most people in Town Hall turn in time sheets with a record of their time. Kim Wetherell asked if the time sheets were weekly or monthly and Selectman Leach replied that it depended on the position. Kimberly Wetherell asked about the Tax Collector/Treasurer position and the hours being worked. Selectman Cullett stated that it is a 20 hour benefited position classified as full time. Selectmen Leach and Cullett stated that the position is salaried and not hourly and includes work within the Town Hall, remote work, banking, etc. and a record of time is kept by the Tax Collector/Treasurer and that a time clock is not punched. Selectman Cullett stated that time sheets would need to be referenced for individual work weeks to see actual hours worked.

**Item 6: Adjourn:** Selectman Leach made motion to adjourn the 10/20/2022 BOS Meeting, Selectman Cullett second, Vote 2-0. The 10/20/2022 BOS Meeting adjourned at 6:21 P.M.

**Articles used:** Auctioneer Sullivan/Sullivan proposal List of Town Owned properties being auctioned.

Respectfully Submitted,

Bruce Cullett, Selectman

Verne Leach, Chairman



Doug Haskins, Selectman

Bruce Cullett, Selectman

*Bruce Cullett*

Date Approved: 11-14-22

RECEIVED 12-12-22  
Kim Leach, Town clerk