

PERU BOARD OF SELECTMEN MEETING

Town Hall Meeting Room, 3 EAST MAIN RD

Monday, March 24, 2025 @ 6:00pm

1. Call to order
2. Roll Call
3. State recording status
4. Pledge Alliance to the Flag
5. Review and Approve Meeting Minutes for 3-17-2025 and Executive Meeting minutes for 2/18/25
6. Update of Departments.
7. Discussion and possible vote on Swap Shed Quotes for shed
8. Discussion on Vocational transportation funds
9. Discussion and possible vote on the Authorized use of a Town Building Policy
10. Discussion and possible vote on hiring a maintenance person
11. Discussion and possible vote on setting a time and date for a Special Town Meeting
12. Public Input
13. 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.

Verne Leach , Select Board Chair

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

Posted March 20, 2025 @ 12:50pm

Kem A Leach

Town Clerk

TOWN HALL 3 EAST MAIN ROAD PERU, MA 01235

SELECT BOARD MEETING MINUTES: March 24, 2025 @ 6:00 P.M.

Town Hall Meeting Room

Verne Leach, Chair Selectman
Edward Munch, Selectman
Samuel Haupt, Selectman/Fin Com
Bruce Cullett, Police Chief
Terry Walker, Town Administrator

Public Attendees:

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

Item 2: Roll Call: Chairman Leach present, Selectman Haupt present, Selectman Munch present

Item 3: State Recording status: TA Walker, Selectman Leach recording under Exemption E for personal reasons

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

Item 5: Review and Approve BOS Meeting Minutes for 3/17/2025 and Executive Session Meeting Minutes for 2/18/2025:

Selectman Leach motion to approve 3/17/2025 minutes pending changes, Selectman Munch second, 3-0.
Selectmen Leach motion to approve 2/18/2025 Executive Session minutes pending changes, Selectman Munch second, 3-0.

Item 6: Update of Departments:

Police Department:

- Police Chief Cullett is waiting for documentation from Treasurer Wendling to submit reimbursement for body armor. The State reimbursement is 50% and the federal government is 50%. Chief Cullett mentioned that Guardian Energy will begin work on Monday.
- Police Chief Cullett mentioned that he emailed the BOS on March 13, 2025 regarding Chapter 135 of the Acts of 2024, An Act Modernizing Firearms Laws (H.4885). Chief Cullett mentioned that if the BOS didn't agree to place this on ATM warrant he would submit a citizen's petition to place on ATM warrant. All three BOS are in agreement with Chief Cullett and this will be placed on ATM warrant. (please see attached)
- Police Chief Cullett asked the BOS if Finance Committee members were designated as special employees. Selectman Munch agreed that designation as special employees is important since most positions wear multiple hats.

Building Inspector:

Selectman Leach invited Tim Sears, Building Inspector, to the meeting. Selectman Leach asked Tim if the Permiteyes program was up and running. Tim mentioned that Rajan is waiting on the Town Administrator to have the program turned on. TA Walker mentioned that this was the first she had heard about notifying Rajan to turn on the program. Tim mentioned that there has been poor communication with Permiteyes. Chief Cullett asked if the links have been set up with Treasurer Wendling for payments. The Building Inspector mentioned that the treasurer, wiring, plumbing and building inspector are all set to go. Selectman Haupt questioned why the Building Inspector hadn't opted in with

Berkshire County. Tim mentioned the reason why the town didn't go with Berkshire County because the cost was an additional \$1,500 per year. TA Walker will contact Rajan tomorrow to turn on the Permiteyes program.

Town Administrator:

TA Walker mentioned that the Woodlands Initiative Grant is open and wondered if anyone had suggestions to apply for the grant. Selectman Haupt mentioned that radios for communication may be a possibility. Selectman Leach mentioned that there are 10 new firefighters that have joined the fire department.

Item 7: Discussion and possible vote on Swap Shed Quotes for shed: Selectman Leach motion to accept the bid from ShedsnStuff, Selectman Munch second, 3-0.

Item 8: Discussion on Vocational Transportation funds: The Board of Selectmen insisted the bidding process from Dufour and the school was not communicated to them. TA Walker mentioned that the course of study for the McCann Technical School student was not offered at Smith Vocational & Agricultural High School. CBRSD felt that the Town of Peru was responsible for the student's tuition and transportation to McCann. Selectman Munch felt that the Selectmen were blind-sided and someone from Dufour or the school should have discussed this with the BOS. Selectman Munch was concerned about who unilaterally obligated the town and charged the town for transporting the student to McCann. Chief Cullett mentioned that the list provided from the school would have listed the student going to McCann. The board agreed that a STM would be held to correct the transportation deficit although the board is requesting Dufour and a representative from CBRSD to attend a BOS meeting on April 7th. TA Walker will notify the school and Dufour that the BOS is requesting their presence at the BOS meeting on April 7th. Selectman Leach mentioned that in addition to transportation and FY Eversource invoices he suggested adding the Elections account which is in deficit on the STM Warrant. Chief Cullett questioned why the budget was in deficit. Selectman Leach explained that paying the officers detail rate caused the deficit and the detail rate didn't meet the state's criteria for reimbursement. Chief Cullett stated that any overage on police officers' wages for detail, other than what was paid out of the Elections budget, was taken from the police department wage account. TA Walker mentioned that the grant funds for elections are classified as receivables in the General Ledger and the grant could be utilized to offset the elections deficit.

Item 9: Discussion and possible vote on the Authorized use of a Town Building Policy: Selectman Leach drafted a policy for the use of Town Buildings. Selectman Leach motion to accept policy, Selectman Munch second, 3-0. The document was held until the names are spelled correctly.

Item 10: Discussion and possible vote on hiring a maintenance person: Selectman Haupt felt that it is a good idea to hire a maintenance person. Selectman Munch felt that the pay scale should be between \$20.0-\$25.00 per hour. Selectman Leach felt that the position should not have set hours. Selectman Munch would like to set the hours at 5 hours per week. Selectman Haupt agreed with Selectman Munch and felt that 20 hours per month at \$20.00 per hour would be fair. Selectman Haupt motion to advertise maintenance position at 20 hours per month/ \$20.00 per hour, Selectman Leach second, 2-0. Selectman Munch recused himself.

Item 11: Discussion and possible vote on setting a time and date for a Special Town Meeting: Selectmen agreed that the date for the STM will be on Monday, April 21, 2025, at 6:00 p.m. TA Walker will have the STM warrant available on Monday, March 31st for the BOS to review.

Item 12: Public Input: N/A

Item 13: Adjourn: Selectman Leach motion to adjourn the 3/24/2025 BOS Meeting, Selectman Munch second, Vote 3-0. The 3/24/2025 BOS Meeting adjourned at 7:20 P.M.

Articles used:

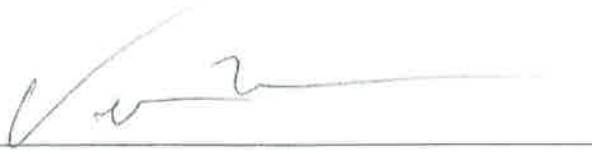
V4-2025,

Maintenance person Job posting

Building policy
Chief Cullett email Chapter 135 of the Acts of 2024
Shed quotes

Terry Walker
Town Administrator

Verne Leach, Chairman



Samuel Haupt, Selectman



Edward Munch, Selectman



Date Approved: 3-31-25

RECEIVED
MAR 31 2025
Kevin Leach
TOWN CLERK
TOWN OF PERU

Town of Peru, Massachusetts

Position Title: Building Maintenance and Grounds Person

Statement of Duties

Position is responsible for performing a wide variety of skilled and semi -skilled work in the maintenance and upkeep the Peru Town Hall and associated grounds. Perform related work as required.

Supervision

Employee works under the general supervision of the Selectboard. The employee uses initiative in carrying out recurring assignments independently without specific instructions. Any questionable situations are referred to the supervisor for clarification or interpretation. The supervisor checks employee's work only to ensure that completed work methods used are technically accurate, and that instructions are being followed. Employee is required to work outside normal business hours as needed and is on call at all times to respond to emergencies.

Job Environment

Position responsibilities require the use of judgement and initiative to interpret the numerous standardized practices, procedures, or general instructions governing the work. Employee is expected to locate, select and apply the most pertinent tools, practice, procedure, regulations or guideline for given situation.

Errors in vehicle or equipment operation can result in personal injury/loss, delay or loss of service, injury to other employees and/or damage to buildings, equipment and the general public.

The position has frequent contact with other contractors, town employees and the public when working within the building or on the grounds. Most of the contact is to respond to inquiries and provide information and assistance.

Position Functions

The essential functions or duties listed below are intended only as illustration of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if work is similar, related, or a logical assignment to, or extension of the position.

Essential Functions

1. *Performs routine maintenance and repair tasks for the Town Hall including minor plumbing and carpentry, painting masonry and electrical repairs. Also the ability to recognize the need for repairs.*
2. *Perform landscape maintenance on all town owned properties and parks except cemeteries.*
3. *Assist with town hall set up for voting, town meetings and other functions as required.*
4. *Perform weekly trash removal from all town buildings with delivery to transfer station.*
5. *Maintain standby generator at Town Hall.*
6. *Maintain security of Town Hall including security systems.*

Recommended Minimal Qualifications

Physical and Mental Requirements

Employee is subject to loud noise, toxic or caustic chemicals, electrical shock, and hot and cold outdoor weather conditions. Employee is required to stand, stoop, walk, talk, listen sit, climb, bend over, reach with arms and smell. Employee frequently lifts up to 10 lbs. and occasionally up to 60 lbs.

Education and Experience

A candidate for this position should have a High School diploma or equivalent, with advanced training and experience in the operation of light trucks, landscape equipment and the use of special tools used for building maintenance and construction, three to five (3-5) years' experience in the construction trades or an equivalent combination of education, knowledge or experience preferred.

Special Requirements

A candidate for this position must have a valid Massachusetts driver's license. A Massachusetts Construction Supervisors License is preferred.

Knowledge, Skills and Abilities

A candidate for this position should have knowledge of:

1. Custodial materials, methods and current practices.
2. Construction materials, methods and current practices.
3. Practices and principles of carpentry, masonry, plumbing, electrical work including security systems.
4. Practices and principles of grounds maintenance
5. Safety precautions
6. Knowledge of ordering materials and supplies.
7. Safe and effective use of equipment and tools used in building and grounds maintenance.

Ability to:

1. Follow directions and work independently.
2. Detect and report equipment malfunctions and building deficiencies.
3. Perform the physical requirements of the position in all weather conditions.
4. Communicate and coordinate with various third-party contractors either on an emergency basis or otherwise.

Authorized Use of a Town Building Policy

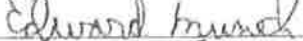
The intention of This policy was to clarify the use of Town Owned Buildings, Town owned buildings are intended for Official town business and should only be use for such; except for renting the Community Center or written permission from the Select Board. Each department head is responsible for the building in their department to be used for official use only. All department heads are required to sign stating you have read and understand this policy effective on 3/24/25, per order of the Board of Selectmen

Department _____

Signature _____

Date _____

Verne Leach Selectboard Chair 

Edward Munch Selectman 

Samuel Haupt Selectman 

3/24/25



Town Administrator

From: Bruce Cullett
Sent: Thursday, March 13, 2025 1:54 PM
To: Town Administrator; Select Men; Ed Munch; Sam Haupt
Subject: Opting out of a portion of Chapter 135 of the Acts of 2024

Good afternoon,

I am writing to request that the Board of Selectmen consider placing an article on the Annual Town Meeting Warrant that would allow Peru to opt out of a portion of Chapter 135 of the Acts of 2024. Specifically, the section of the law that makes it illegal for anyone but law enforcement to possess a firearm in any Town owned building or parcel of property. If Peru does not opt out of this legislation, it would be illegal for law abiding citizens, including elected officials, to carry a firearm in any facility owned by the Town of Peru or property owned by the Town of Peru. I strongly urge the Board to include the following Article on the June 2025 Annual Town Meeting to provide the residents of Peru the opportunity to decide if they want their Town buildings and property to be affected by this legislation:

Article: "Exclusion of Administrative Buildings and Properties as Prohibited Areas under Chapter 135 or the Act of 2024, An Act Modernizing Firearms Laws (H.4885). To see if the Town will vote to exclude, as provided for in Chapter 135 of the Acts of 2024, its municipal administrative building and Town property from being defined as 'prohibited areas' under Chapter 269, Section 10, thereby allowing possession of a firearm, loaded or unloaded as defined in Section 121 of Chapter 140 in said buildings, or take any other action relative thereto."

Thank you for your attention to the foregoing. Please contact me if you have any questions or require additional information.

Sincerely,

*Bruce W. Cullett
Chief of Police / EMD*

*Peru Police Dept.
3 East Main Road, #106
Peru, MA 01235
Ph: 413-655-8377
Fax: 413-655-2144*





Shedman Inc.
 PO Box 717
 New Lebanon, NY 12125
 +1 5187665754
 gaston@shedman.com

Estimate 11548

ADDRESS

Town of Peru/ Terry Walker
 413-329-4185
 3 east main road Town of Peru,
 MA Peru, Maine 01235

DATE
 02/21/2025

TOTAL
 \$3,004.00

SALES REP

Gaston

ACTIVITY

QTY

RATE

AMOUNT

Note: all plywood construction!

Standard A frame shed

1

2,919.00

2,919.00

standard centered 4' double door

1

0.00

0.00

windows on both gable ends

1

85.00

85.00

Choice of main color,

trim color,

roof color,

some popular options ,
 (not included)

some customers like to go to a 6' double door so most times only
 one 3' is needed for most uses.

0

100.00

0.00

7' walls (allows a 6'-4" high door instead of 7'1" tall)
 people have tendency to hit their head

0

200.00

0.00

Thanks for the Deposit. Payment choices are C.C or Check
 made out to Shedman inc
 po 717 New Lebanon N.Y 12125
 estimate is good till March 1st

SUBTOTAL

3,004.00

TAX (8%)

0.00

TOTAL

\$3,004.00

THANK YOU.

Accepted By

Accepted Date

Town Administrator

From: Owner <shedsnstuff@gmail.com>
Sent: Friday, February 21, 2025 11:15 AM
To: Town Administrator
Subject: [EXTERNAL] Fwd: Quote

Good Morning Terry,

Here is the quote requested. We may be able to cut the price down a bit more if you choose budget option which is less @ 10% less and can be disguised, there is an option for mini barn or aframe here. If you have questions or concerns, please contact me.

Thank You

George Mott
413-743-9964 Office
413-822-2802 cell

Name: OWN OF VIKO MASS.

Email: LEW ADMIN@TOWNOFPEACHTH.COH

Shed Layout

Delivery Address: PEACHTH MASS.

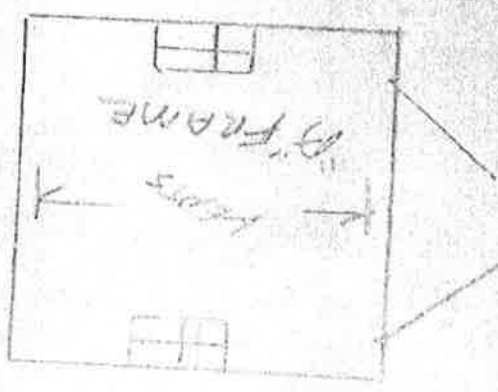
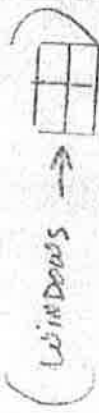
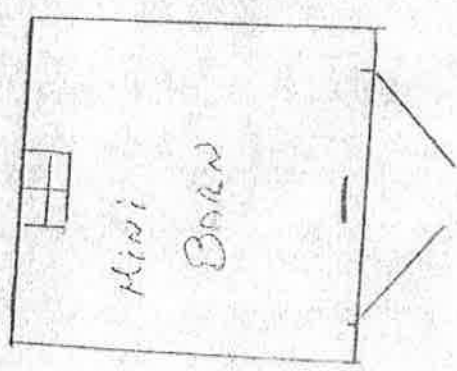
Billing Address:

AITNI TERRY

Phone 1: 413 655 8312

Phone 2:

T.O.O.



1 8x8 MINI BARN STYLE SHED
 1 WINDOW IN BACK
 METAL ROOF (ANY COLOR)
 1 SET DOUBLE DOORS W/ LOCKING HANDLE
 PAINTED (CHOICE OF COLORS)
 2 GABLE KENTS
 2x4 16" O/C FRAMING
 (2) 4x4 PRESSURE TREATED SKIDS
 2x4 PRESSURE TREATED FLOOR JOIST
 DIMOND PLATE THRESHOLD
 4 FT SIDE WALLS
\$3100.00

1 8x8 AFRAME STYLE SHED
 2 WINDOWS
 METAL ROOF (ANY COLOR) & GABLE VENTS
 1 SET DOUBLE DOORS W/ LOCKING HANDLE
 PAINTED - 2x4 16" O/C FRAMING
 (2) 4x4 PRESSURE TREATED FLOOR JOIST
 DIMOND PLATE THRESHOLD
 6 FT WALLS
\$3500.00

SUMMARY

SHEDS DELIVERED & INSTALLED ON CUSTOMER PREPARED

Town Administrator

From: Joel Nisly <joel@hometownstructures.com>
Sent: Friday, February 21, 2025 10:28 AM
To: Town Administrator
Subject: [EXTERNAL] Shed Quote
Attachments: FP0419 8x8 Econoline Ranch Shed 4318-21 (1).jpeg; FP0190 8x10 Econoline Ranch Shed 4972-23.jpeg; FP0173 8x10 Econoline Ranch Shed 4817-23.jpeg; FP0314 8x10 Keystone Ranch Shed 4393-21.jpeg; FP0527 8x12 Keystone Ranch Shed.jpeg; FP0426 8x12 New England Ranch Shed 4543-22.jpeg; FP0557 8x12 New England Ranch Shed 4687-22.jpeg; Keystone Series Specs.jpg; New England Specs.jpg

Good morning Terry,

Thanks for your interest in one of our sheds! The price shown below is 2024 pricing. We will be seeing a price increase next month, when 2025 pricing takes effect. Orders placed before that lock in the current price.

Attached are photos of 8' wide Ranch sheds in all three series as well as graphics explaining the features of our Keystone and New England sheds. The main difference between the Econoline and Keystone aside from trim, hinges, etc., is that the standard floor joist spacing is 16" on center instead of 12" and the ventilation is the small gable vents instead of ridge vent.

Any of these sheds can be delivered in 3-4 weeks if the site is ready. Let me know if you need a quote on site preparation. Standard paint and shingle colors can be seen here: <https://www.hometownstructures.com/storage-sheds/econoline/options-colors/>

The pricing is as follows:

\$ 3,385 base price of an 8' x 8' Econoline Ranch Shed delivered fully assembled
\$ + 0 delivery mileage and road permits

\$ 3,385 delivered fully assembled, pre-tax

The pricing is as follows:

\$ 4,050 base price of an 8' x 8' Keystone Ranch Shed delivered fully assembled
\$ + 0 delivery mileage and road permits

\$ 4,050 delivered fully assembled, pre-tax

The pricing is as follows:

\$ 5,140 base price of an 8' x 8' New England Ranch Shed delivered fully assembled
\$ + 0 delivery mileage and road permits

\$ 5,140 delivered fully assembled, pre-tax

We do need a 10' gate/access for delivery of this shed fully assembled. If this isn't an option, we do build on site at an additional cost.