

TOWN HALL, 3 EAST MAIN ROAD, PERU, MA 01235
BOARD OF SELECTMEN MEETING MINUTES: July 20, 2026 @ 6:00 P.M.
Town Hall Community Center

Edward Munch, Chairman Selectboard
Verne Leach, Selectman
Samuel Haupt, Selectman
Terry Walker, Town Administrator
Bruce Cullett, Police Chief
Justin Russell, Highway Superintendent
Jonathon Mejias, Assessor

Public Attendees: Zachary Jenkins-Western Regional Coordinator (Green Communities Division),
Tina Barrington

Item 1: Call to order: 6:00 p.m.

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

Item 3: State Recording status: TA Walker recording, Tina Barrington recording, Selectman Leach recording for personal reasons under exemption E.

Item 4: Pledge of Allegiance to the Flag: Led by Chairman Munch

Item 5: Review and Approve BOS Meeting Minutes for 7/6/2026: Chairman Munch motion to approve 7/6/2026 minutes as amended, Selectman Haupt second 2-0, Selectman Leach recused himself

Item 6: Update from Departments:

Police Department:

Chief Cullett mentioned that the Special Risk Accident Insurance for the town's CHUBB policy has not been updated in a few years. The weekly benefit amount is much lower than it should be and the amount should be tied to the amount of the chief's weekly salary. As of now, the weekly benefit is \$850.00. This poses a problem for the town if an officer is injured on duty, and the benefit must be based upon the highest paid officer. Under MGL Chapter 41 Section 111F, the amount not covered by CHUBB must be paid by the town. Injured officers must receive full, tax-exempt regular compensation rather than workers' compensation. Selectman Munch wants TA Walker to check on modifications to the town's CHUBB Insurance. The BOS needs more information, and this was placed on hold.

Highway:

Highway Superintendent Russell mentioned that the paving bids are as follows:

- The lowest bidder for Pavement Surfacing is L.B Corp. \$480,708.66
- The lowest bidder for Pavement Reclamation is Murray Paving and Reclamation at \$79,197.33

Justin mentioned that all culverts are completed on South Road and they still have a few more culverts to finish on Hickingbotham Road.

Assessor Mejias mentioned:

- Assessor letters sent out

- Several inspections have been completed on houses
- Catalis will be in tomorrow to assist with building permits
- Next week the Assessors will be processing out of date deeds
- Next month, Assessor Mejias will be attending Mass School of Assessing.

Chairman Munch would like to have Assessor Mejias present when the two applicants are interviewed for the 3rd Assessor position.

Treasurer Wendling:

Chairman Munch motion to allow Treasurer Wendling to sign CBRSD General Obligation School Bond Anticipation Note, Selectman Haupt second, 3-0.

Town Administrator:

- TA Walker mentioned that she had spoken with Chris Polatin from Land Stewardship, Inc regarding Hogweed management. Chris mentioned that he had sprayed on June 23, 2026. Highway Superintendent Russell mentioned that the Hogweed had not been sprayed and the Hogweed had gone to seed. TA walker will follow up with Chris.
- TA Walker followed up with Guardian and the mini splits were installed at the Highway Garage on 4/7/2025. Therefore, they are not under warranty.
- KP Law invoice was discussed. The balance in legal fees from FY26 should be encumbered and the remainder taken from the Board of Health revolving account since the overage was from a BOH Land Court case.
- Ramp: TA Walker is waiting for a call from Hazel at UCP in Pittsfield.
- Fire Department invoices: Selectman Haupt will investigate the WS Darley invoices with the fire department. Two invoices from FY25 and one invoice from FY26 were not paid. Selectman Haupt is disappointed that the chief did not take care of the invoices from WS Darley. Selectman Munch mentioned that overspending needs to stop.
- TA Walker asked permission to take two vacation days - August 24th and August 25th. The BOS agreed that TA Walker could use two vacation days.

Item 7: Discussion regarding balance in Green Communities Grant with Zach Jenkins, Western Regional Coordinator, Green Communities Division:

Zach mentioned that the Green Communities Grant has a balance of \$17,020.23 and the contract deadline is prior to September 30, 2026.

The BOS discussed potential ways that the Town could utilize the remaining \$17K from the designation grant. Some ideas were weather stripping, insulation, streetlights etc. These funds need to be expended before the town can apply for another Green Communities Grant. Zach spoke on how competitive grant applications work, upcoming deadlines and the next steps for the Green Communities Grant once the current grant is closed out.

Chief Cullett mentioned that one option is the crawl space at town hall could be insulated to save energy.

Zach mentioned that the window is very small and this project needs to move quickly to meet all deadlines. Zach plans to connect Nick from Eversource to TA Walker so they can discuss incentives /projects with them.

Chief Cullett and Highway Superintendent Russell mentioned that the town did not have a good experience with Guardian Energy and are very unhappy with their work. Selectman Munch felt that Zach and Eversource should communicate through TA Walker.

Item 8: Discussion and possible vote on replacing locks at Town Hall Entry Doors: Chief Cullett presented a security access system (PYE Barker Proposal) with one security access panel for the town hall. The Community Room was not a concern. Chief Cullett mentioned that with a security system the town could eliminate the cost of the 2 Verizon lines. With the new system: all employees could have individual codes or key fobs.

Selectman Haupt and Selectman Munch were ok with the system which could be handled remotely. Also, if an individual leaves employment for the town the code could be cancelled. Selectman Leach asked why the security system needs to be changed but is in favor of touch entry pad. Tina Barrington mentioned the ADA grant could help pay for the push bars on doors. Assessor Mejias is concerned with the light switches in his office, everyone having access to his office and at times his door is not latched. This was placed on hold.

Item 9: Discussion and vote on Sansoucy Contract for the Assessors: Selectman Haupt motion to approve Sansoucy contract, Chairman Munch second, 3-0

Item 10: Review and Approve accounts payable, Treasury Warrants, Payroll warrants: V02-2027

Item 11: Public Input: Tina Barrington mentioned that she needs a copy of the BOS minutes from 7/6/2026 because the minutes TA Walker gave her were a draft and Selectman Leach did not sign. TA Walker stated she had hand delivered an official set of minutes and Selectman Leach did not sign because he was not present.

Item 12: Adjourn: Chairman Munch motion to adjourn the 7/20/2026 BOS Meeting, Selectman Leach second, 3-0. The 7/20/2026 BOS Meeting was adjourned at 7:34 P.M.

Articles used:

7/6/2026 minutes
Warrant V02-2027
RYE Baker proposal
Sancoucy contract
Hogweed email
Legal invoice
Fire dept invoices
Highway bids
General Obligation School Bond Anticipation note CBRSD

Terry Walker

Recording Secretary

Edward Munch, Chairman

Edward Munch

Samuel Haupt, Selectman

Sam. Haupt

Verne Leach, Selectman

Verne Leach

Date Approved:

8/3/26



proposal

Prepared By:

Pittsfield, MA - Springside Ave
Tom Kelley
Branch Manager
326 Springside Ave
Pittsfield, MA 01201
(413) 449-1259
(800) 370-2525
tomk@alarmsofberkshirecounty.com

TOWN of PERU SECURITY & ACCESS UPGRADE
3 EAST MAIN ROAD
PERU, MA 01235
Proposal 298178-1-0

Submitted: 7/16/2026

TOWN of PERU
CHIEF BRUCE CULLETT
413-822-3731
bcullett@townofperuma.com

800.927.8610 • WWW.PYEBARKERFS.COM

The Leader in Fire, Life Safety, and Security Solutions

SCOPE OF WORK

TOWN of PERU SECURITY & ACCESS UPGRADE
Submitted by Pye Barker Fire & Safety
MA LIC# 4387-C NY LIC# 12000164861 CT LIC#0180729

Pye Barker Fire & Safety would like to thank you for allowing us the opportunity to provide a quote to upgrade the Alarm System and add Access.

Pye Barker Fire & Safety will provide and install a new DMP XR150 control panel and backup battery. The existing keypad will be replaced with a DMP Alpha Numeric keypad. A DMP Wiegand Access Module, and Cellular backup communicator will be installed at the main panel location.

One DMP reader/keypad will be provided and installed on the exterior of the main front door for controlled keyless entry. The existing electric strike will be connected for door release. Authority levels and schedules can be programmed to control the door. Users will enter their individual code that will release the door and disarm the building security alarm. The option exists to utilize access tokens or cards if you wish.

The existing first floor corner office motion sensor will be relocated to the rear hallway area. All existing security devices will be connected to the new panel and tested for proper operation. Any deficiencies will be noted and discussed with Owner prior to any repair or replacement that may result in a price difference. This quote is predicated on use of existing wiring, electric strike, and security devices. The existing Fire Alarm panel alarm output will be connected to the new control panel to report alarm activations to the Central Station.

The system will be connected to the UL Listed Central Station via Network communications with cellular backup. The client is responsible for providing AC Power and Internet Service at the premises for proper operation.

The system will utilize the DMP Virtual Keypad™ APP to allow for remote management of the system for remote arm/disarm, event history, user code management, etc.

Changes or additions to the scope of work may result in a price difference.

Again, thank you for allowing Pye Barker this opportunity, we look forward to establishing a working relationship while providing your alarm and access needs. Please feel free to reach out for any additional assistance.

INVESTMENT

Equipment

QTY	Description
1	DMP Security & Access Network Control Panel
1	DMP 50 VA Plug-in Transformer
1	12V 7AH Sealed Lead Acid Battery, F1 Terminal
1	DMP Graphic Touchscreen Keypad with Prox Reader
1	DMP DualSIM LTE Cellular Communicator (Verizon & AT&T)
1	DMP Wiegand Access Control Module
1	DMP Denali Proximity Reader with Keypad

Monitoring Services

Professional Services:

Description	Billing Freq.	Ext.Price
Alarm Monitoring Network & Cellular	Annually	\$720.00

System Investment

Total Proposal Amount \$4,556.16

THIS IS NOT AN INVOICE. DO NOT PAY. INVOICE TO BE PROVIDED.

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted (subject to credit approval.) You are authorized to do the work as specified.

Pricing is valid for 7 days from the date proposal was submitted to contractor/customer.

Progress Billing will be applied to this proposal.

TOWN of PERU

Company

Date

Authorized Signature

Printed Name

Title

413-822-3731

Phone

Fax

bcullett@townofperuma.com

Email

0

Purchase Order Number

Pittsfield, MA - Springside Ave

Company

Date

Authorized Signature

Tom Kelley

Branch Manager

Printed Name

Title

(800) 370-2525

Phone

Fax

tomk@alarmsofberkshirecounty.com

Email

TERMS AND CONDITIONS

This proposal is subject to the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof.

Customer # _____ Site # _____ System # _____ Job # _____ Online Date _____



326 Springside Ave • Pittsfield, MA 01201
413-445-4030 • Fax

Office Reviewer _____

RMR Added _____

COMMERCIAL SERVICES AGREEMENT

Date _____

AGREEMENT between Pye-Barker Fire & Safety, LLC, and the following described customer (the "Customer")

(Customer) TOWN of PERU

Billing Name TOWN of PERU
and Address: 3 EAST MAIN ROAD
PERU, MA 01235

Email: _____

Billing Telephone: _____

Service Name TOWN of PERU
and Address: 3 EAST MAIN ROAD
PERU, MA 01235

Email: bcullett@townofperuma.com

Service Telephone: 413-822-3731

Systems and Services: Customer hereby requests Contractor to provide the following services:

SERVICES

Billing ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☒ Annually

DESCRIPTION	MONTHLY AMT	EXT PRICE
Alarm Monitoring Network & Cellular	\$60.00	\$720.00

Payment for Service: Customer shall pay Contractor the fees listed above during the Term of the Agreement, subject to the General Terms and Conditions outlined below.

Agreement Term. This Agreement shall remain in force for an initial term of 36 months from the date the System is installed and becomes operative, or the date of execution of this Agreement, whichever is later and shall renew in accordance with the General T&Cs described below.

Terms and Conditions

This Agreement, and the services hereunder, are subject to the Pye-Barker General Terms and Conditions available at <https://pyebarkerfs.com/generalterms> ("General T&Cs"). The applicable version of such terms shall be the version in effect as of the date this document was fully executed. Such terms shall not be modified except by a written agreement signed by both parties. By signing or receiving services described in this document, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated by reference. This Agreement, including the General T&Cs, contains the complete and final agreement between the parties regarding the subject matter herein. For the avoidance of doubt, any Customer provided terms, including those contained in a purchase order, shall have no effect, unless expressly agreed to in writing by Contractor. In the event of a conflict between the General T&Cs and the terms of this Agreement, the terms of this Agreement shall control. Upon your request, such terms may be attached to this order document.

PYE BARKER FIRE & SAFETY, LLC

By Tom Kelley
Customer Legal Entity

Signature 

Title Vice President of Business Integration Date _____

Customer

By (Print Name) _____

Signature _____

Title _____ Date _____

AGREEMENT

SUBJECT: A contract to provide valuation and consulting services to the Town of Peru Massachusetts which includes the appraisal of the personal property associated with electric and gas transmission and distribution property (504 properties) owned by NSTAR Electric as of January 1, 2026 (FY27).

As a result of the Supreme Court and Appellate Court decisions in Massachusetts, the valuation of the public utility property in the Town of Peru is assessed at fair market value. The Court's affirmed the ATB's modified cost approach as the method of value to be used for utility personal property. Real property continues to be valued at fair market value without modification. The Department of Revenue (DOR) has now required the modified methodology to be used in all communities, which establishes the basis of the valuation services provided under this contract.

The Town of Peru, hereinafter called the Town, and George E. Sansoucy, P.E., LLC, d/b/a Sansoucy Associates, who employs Certified General Appraisers (16 states) and Professional Engineers (ME, NH, SC) and having a principal place of business at 148 Main Street, Lancaster, New Hampshire 03584 in the County of Coos, State of New Hampshire, hereinafter called Sansoucy, hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION

1.1 Client: Town of Peru, Massachusetts

1.1.1 Name: Board of Assessors
East Main Road
Suite #104
Peru, MA 01235

1.1.2 Contracting Official: Town of Peru Board of Assessors

1.1.3 Authorized Contact: Jonathon Mejias, Chair, Board of Assessors
Phone: (413) 655-8312 Ext. 104
Email: assessors@townofperuma.com

1.2 Consultant: Sansoucy Associates

1.2.1 Name: Sansoucy Associates
Address: 148 Main Street, Lancaster, NH 03584
Tel: (603) 788-4000
E-mail: gsansoucy@sansoucy.com

Remittance Address: 86 Reed Road, Lancaster, NH 03584

2. GENERAL SERVICES TO BE PERFORMED BY SANSOUCY

2.1 Scope of Work:

This contract is to provide an update letter report of the transmission and distribution personal property (504 properties) and real property (when provided by the companies) that is known to support the assessment of 504 properties, and real and personal cryogenic tank property located in the Town of Peru, Massachusetts. The utility companies to be valued are as follows:

NSTAR Electric

The scope of this contract for FY27 will be:

- Provide requests for production of documents under MGL 59, Section 38D and 38F;
- Assist in the review of the information from the companies and the Forms of List sent;
- Provide follow-up data requests, if required;
- Conduct a site tour or site reconnaissance as required for visible inventory of additions, condition, and depreciation;
- Research, analyze, and seek to discover, through a 38D request, field reconnaissance, and research of the public record, unreported and unvalued real property associated with the utilities listed above in the Town's. These updates will be based on information in the public record, data on the companies' Forms of List, site inspections where necessary, and responses to Town's 38D and 38F requests; and
- Prepare the required Massachusetts DOR-compliant modified cost approach valuation report of the taxable personal property related to the electric and gas transmission and distribution property, including new growth, in the Town. The appraisal will be prepared based on the modified cost approach as a special purpose property in the Commonwealth of Massachusetts, in accordance with rulings by the Massachusetts Appellate Tax Board, the Massachusetts Supreme Judicial Court, and Massachusetts Department of Revenue's new recommended Form of List.

2.1.1 Scope of the Work Products:

The update letter reports will provide valuation, analysis, and conclusions sufficient for mass appraisal assessment purposes for the Town, as necessary for the update of the annual assessments of the properties.

2.1.2 Services to be Provided by the Town:

The Town will provide access to Town records, tax cards, tax maps, Forms of List, and information provided by the utilities listed above in section 2.1 Scope of Work, and will request that the companies provide information directly to Sansoucy.

2.1.3 Services to be Provided by Sansoucy:

Sansoucy will provide update letter reports for property owned by the utilities listed in the above Scope Item 2.1 using Massachusetts DOR-approved modified cost approach methodology for utility valuations, plus new growth.

2.2 Completion of Work:

All recommended assessments are to be provided to the Town 30 days after the receipt of the completed follow-up Forms of List, discovery information requested, and follow-up discovery information requested, or by September 1, 2026, whichever time period is longer.

Sansoucy shall not be responsible for consequential or compensatory damages arising from the late performance or non-performance of the agreement caused by circumstances which are either outside Sansoucy's scope of services, beyond Sansoucy's control, or as a result of the non-performance of any other party, person, or entity affecting this contract.

2.3 Personnel:

All necessary field assistants employed by Sansoucy shall be competent to perform the work they are called upon to do.

2.4 Public Relations:

The Town and Sansoucy, during the progress of the work, shall use their best efforts and that of their agents and employees to promote full cooperation and amiable relations with the companies. All publicity and news releases, if any, will be sent out only by the Town or its authorized representative(s), and not Sansoucy.

2.5 Confidentiality:

Sansoucy agrees to not disclose to anyone except to the Town or its authorized representative(s) any information discovered for any purpose, or to permit anyone to use or peruse any of the data on file in connection with the report, unless disclosure is specifically authorized by the Town.

2.6 Compensation and Terms:

The Town, in consideration of the services hereunder to be performed by Sansoucy, agrees to pay Sansoucy a fixed fee of \$3,500. Invoices are due and payable net 30 days.

Should a taxpayer appeal their value to the Appellate Tax Board in the Commonwealth of Massachusetts, litigation support, settlement work, court-ready appraisal, and testimony, as necessary, will be billed on a time and material basis based on the enclosed rate sheet.

3. INSURANCE

3.1 Sansoucy will maintain general liability insurance, with an endorsement for hired and non-owned automobile liability.

3.1.1 The liability insurance will be in the form of commercial general liability with limits of \$2,000,000 per occurrence/person for bodily injury, and \$4,000,000 general aggregate for the life of the policy.

3.1.2 The hired and non-owned automobile liability endorsement will have a limit of \$2,000,000 each accident.

3.2 Sansoucy will provide a certificate of insurance confirming the above insurance coverages. All insurance will be valid in the Commonwealth of Massachusetts.

4. ASSIGNMENT

This Contract and the duties of Sansoucy hereunder shall not be assigned.

5. AMENDMENTS

This Agreement shall not be amended, waived or discharged, unless by mutual written consent of both parties.

Date: _____

In witness thereof, the Town of Peru has caused these presents to be signed by its Board of Assessors, thereunto lawfully authorized and caused its corporate (if appropriate) seal to be affixed and George E. Sansoucy, P.E., LLC d/b/a Sansoucy Associates has caused the same to be signed by its authorized representative, on the date and year first above written.

In the presence of:

Town of Peru, Massachusetts

Witness

by: _____

Board of Assessors

Billing Address: (Please fill out)

Attn: _____

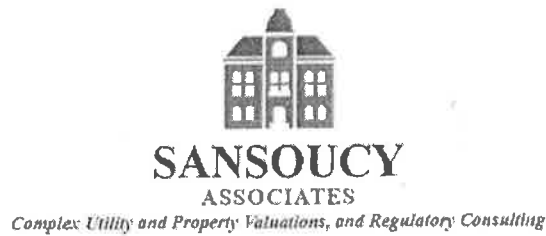
In the presence of:

Sansoucy Associates

Witness

by: _____

George E. Sansoucy, P.E. (NH)
Certified General Appraiser
MA License No.: 103328



2025

ENGINEERING AND APPRAISAL RATE SCHEDULE*

Principal engineers and senior appraisers, MBAs,
including court testimony and deposition attendance \$400.00/hour

Research engineers, associates, appraisers \$325.00/hour

Technical personnel \$250.00/hour

Clerical personnel \$150.00/hour

- * All rates are portal to portal from Lancaster, N.H. or Fountain Inn, S.C. Rates include general office expenses, such as: non-specific in-house copies, travel meals, non-specific mileage, office supplies, non-specific postage, telecommunications charges, and tolls.

Job-specific and identifiable expenses are billed at cost in addition to the rates shown, including but not limited to: transportation (air fare, car rental, taxi fare, specific parking, specific mileage, etc.), lodging, document printing and reproduction at \$0.10 for black and white and \$0.50 for color, research materials such as publications, subscriptions, and database purchases, etc.

Rev. 01/01/25 - OS

LAND STEWARDSHIP, INC.
PO Box 511
Turners Falls, MA 01376
4132629102
info@landstewardshipinc.com
www.landstewardshipinc.com



INVOICE

VENDOR# 790
GL ACCOUNTS: 40213.25

BILL TO
Town of Peru
3 East Main Road
Peru, MA 01235

AMOUNT \$ 750.00
APVD BY: [Signature]

INVOICE # 023-2026
DATE 06/30/2026

TERMS Due on receipt

PROJECT NAME
Town of Peru **Hogweed Management**

DATES OF WORK
6/23/2026

DESCRIPTION	AMOUNT
Description of Services	0.00
The following is from our proposal entitled Invasive Plant Management Services, Town of Peru, Peru, MA dated 4/27/2026:	
Invasive Plant Management	750.00
Task 1. Follow-up treatment. June. We will conduct a follow-up herbicide application. \$750.00	

BALANCE DUE **\$750.00**



LAND STEWARDSHIP, INC.

June 17th, 2025

Terry Walker, Town Administrator
Town of Peru
3 East Main Road
Peru, MA 01235

*email 7/17/26
called 7/17/26*

PROPOSAL: Invasive Plant Management Services, Town of Peru, Peru, MA

Outlined below is an estimated budget for services associated with managing giant hogweed (*Heracleum mantegazzianum*) within the Town of Peru. We managed two sites (45 North Road and 55 East Windsor Road) in Peru between 2021-2023 through a contract with The Massachusetts Department of Agricultural Resources. Under this contract/proposal with the Town, we will resume management activities.

Treatment Methods, Schedule, and Cost

2025

- Task 1. Herbicide application. June. We will manage the hogweed areas with an herbicide application. \$750.00
- Task 2. Follow-up treatment. August. We will conduct a follow-up herbicide application. \$750.00

2026

- Task 3. Follow-up treatment. August. We will conduct a follow-up herbicide application. \$750.00

TOTAL COST: \$2,250.00

To retain the services listed above, please return a signed copy of this proposal

Terry Walker
Signature

6/20/2025
Date

If you have any questions, please call me at 413-863-6333 or email me at chris@landstewardshipinc.com.

Sincerely,

Chris Polatin

Chris Polatin, MS, CERP
President & Senior Restoration Ecologist



Land Stewardship, Inc.
PO Box 511
Turners Falls, Massachusetts 01376

413-863-6333
info@landstewardshipinc.com
www.landstewardshipinc.com

KP LAW, P.C.
101 ARCH STREET
FLOOR 12
BOSTON, MA 02110
(617) 556-0007
FEDERAL TAX ID: 04-2746356
INVOICE NO: 159852

VENDOR# 45
GL ACCOUNTS: 10111.00
AMOUNT \$ 1442.20
APV'D BY: [Signature]

BOARD OF SELECTMEN
PERU TOWN HALL
3 EAST MAIN ROAD
SUITE 107
PERU, MA 01235

need #

VENDOR# 45
GL ACCOUNTS: Both. Revolving
AMOUNT \$ 1,151.30
APV'D BY: [Signature]

June 30, 2026
IN REFERENCE TO: PROFESSIONAL SERVICES THROUGH June 30, 2026

GENERAL LEGAL SERVICES

REVIEW AND RESPOND TO E-MAIL FROM AUDITOR RE: RESPONSE TO AUDIT LETTER.	0.20	51.00
TELEPHONE CONFERENCE WITH SELECT BOARD MEMBER RE: INTERMUNICIPAL AGREEMENT AMENDMENT.	0.20	51.00
FY25 AUDIT - DRAFT RESPONSE LETTER RE: REQUESTED INFORMATION RELEVANT TO TOWN'S FY25 AUDIT RESPONSE REQUEST.	1.50	382.50
FY25 AUDIT - E-MAIL WITH TOWN AUDITOR RE: RESPONSE LETTER TO AUDITOR'S REQUEST FOR TOWN'S FINANCIAL INFORMATION.	0.10	25.50
SUBTOTAL:	2.00	\$510.00

GENERAL LABOR

REVIEW E-MAIL FROM SELECT BOARD CHAIR RE: INTERMUNICIPAL AGREEMENT TERMS.	0.20	51.00
SUBTOTAL:	0.20	\$51.00

TOWN V. OAKES

REVIEW AND ANALYZE CASE STATUS; E-MAIL HEALTH AGENT RE: COMPLIANCE AND COURT HEARING.	0.30	76.50
TELEPHONE CONFERENCE WITH DEFENDANT RE: STATUS OF COMPLIANCE; TELEPHONE CONFERENCE WITH HEALTH AGENT RE: REPAIRS, STATUS OF COMPLIANCE AT PROPERTY.	0.40	102.00
DRAFT JOINT MOTION TO CONTINUE; TELEPHONE CONFERENCE WITH DEFENDANT RE: CONTINUANCE; COORDIANATE FILING; E-MAIL HEALTH AGENT RE: NEW HEARING DATE.	0.40	102.00
DRAFT AUDIT RESPONSE SUMMARY RE: HOUSING COURT LITIGATION (NO CHARGE).	0.50	No Charge
SUBTOTAL:	1.60	\$280.50

TOWN MEETING

ANALYZE FACTS AND LEGAL ISSUES RE: UPCOMING ANNUAL TOWN MEETING.	0.40	102.00
PREPARE FOR AND ATTEND ANNUAL TOWN MEETING.	6.30	1,606.50
TRAVEL TO ANNUAL TOWN MEETING (NO CHARGE).	3.00	No Charge
SUBTOTAL:	9.70	\$1,708.50

TOTAL FEES:	13.50	2,550.00
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06/24/2026	MILEAGE 06/06/2026 ATTEND ANNUAL TOWN MEETING, TOWN MEETING.	1.00	43.50
	TOTAL COSTS:		\$43.50

TOTAL DUE:	\$2,593.50
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ERIC A KINSHERE, CPA

Certified Public Accountant

116 State Road #8, P.O. Box 791

Sagamore Beach, MA 02562

Phone: (508) 833-8508 Fax: (877) 262-0416

FY26 ENCUMBRANCE REQUEST

TO THE OFFICE OF THE ACCOUNTANT:

REQUEST TO ENCUMBER FUNDS FROM FISCAL YEAR 2026

TOWN OF/DEPT: Leru

ACCOUNT #: _____ ACCOUNT NAME: Board of Health
Resolving

DATE ORDERED	VENDOR NAME	INVOICE #	AMOUNT
6/30/26	K.P. Law		1,151.30
	on going		
	Housing Court		
	Legal Fees		

ENCUMBRANCE REQUEST AUTHORIZED BY (PRINT): Terry Walker

ENCUMBRANCE REQUEST AUTHORIZED BY (SIGN): Terry Walker 7/24/26

Accountant Approval Initials: _____

Date: _____



ERIC A KINSHER, CPA
Certified Public Accountants

116 State Road #8, P.O. Box 791
Sagamore Beach, MA 02562
Phone: (508) 833-8508 Fax: (877) 262-0416

FY26 ENCUMBRANCE REQUEST

TO THE OFFICE OF THE ACCOUNTANT:

REQUEST TO ENCUMBER FUNDS FROM FISCAL YEAR 2026

TOWN OF/DEPT: Ten

ACCOUNT #: 10111.00 ACCOUNT NAME: Legal Expense

DATE ORDERED	VENDOR NAME	INVOICE #	AMOUNT
6/30/26	KP Law		1,442.20

ENCUMBRANCE REQUEST AUTHORIZED BY (PRINT): Terry Walter

ENCUMBRANCE REQUEST AUTHORIZED BY (SIGN): Terry Walter 7/24/26

Accountant Approval Initials: _____

Date: _____



W.S. DARLEY & CO.
CORPORATE HEADQUARTERS
325 SPRING LAKE DR • ITASCA, IL 60143-2072
Toll Free: 800-323-0244 • Phone: 630-735-3500 • FAX: 630-735-3560
FEIN 36-0976610 DUNS 005094842 CAGE 15852

Fy 26

Invoice

REPRINT
17562777
7/21/2025
1084266
8/5/2025

Invoice #:
Invoice Date:
Customer #:
Due Date:

Bill To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Sold To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Phone: 413 655-8811

•perufirechief@gmail.com

Customer PO	Terms	Ship Via	FOB/Carrier	Sales Order	Salesperson
VERBAL-CHIEF CAWTHRON	NET 15		FOB Origin	419902/SO	HENRY BENAVIDES

Line #	Part No	Description	QTY	UOM	Price	Ext Price
8.000	BL087	MONITOR, BLITZFORCE ZN COMB. Int #: 413-717-5355 Origin: United States Ship Date: 7/21/2025	1	EA	\$3,848.95	\$3,848.95
16.000	FREIGHT	Freight	1		\$55.20	\$55.20

Ship To:

PERU VFD
1 E MAIN RD
PERU MA 01235-9261

Net Sales: \$3,904.15
Tax: \$0.00
Total Invoice: \$3,904.15
Total Due: \$3,904.15



W.S. DARLEY & CO.
CORPORATE HEADQUARTERS
325 SPRING LAKE DR • ITASCA, IL 60143-2072
Toll Free: 800-323-0244 • Phone: 630-735-3500 • FAX: 630-735-3560
FEIN 36-0976610 DUNS 005094842 CAGE 15852

Fy 25

Invoice

REPRINT
17560692
6/20/2025
1084266
7/5/2025

Invoice #:
Invoice Date:
Customer #:
Due Date:

Bill To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Sold To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Phone: 413 655-8811

•perufirechief@gmail.com

Customer PO	Terms	Ship Via	FOB/Carrier	Sales Order	Salesperson
VERBAL-CHIEF CAWTHRON	NET 15		FOB Origin	419902/SO	HENRY BENAVIDES

Line #	Part No	Description	QTY	UOM	Price	Ext Price
4.000	BK018	STRAINER, 6" SELF LEVELING* Int #: 413-717-5355 Origin: United States Ship Date: 6/20/2025	1	EA	\$797.95	\$797.95
15.000	FREIGHT	Freight	1		\$29.12	\$29.12

Ship To:

PERU VFD
1 E MAIN RD
PERU MA 01235-9261

Net Sales: \$827.07
Tax: \$0.00
Total Invoice: \$827.07
Total Due: \$827.07



W.S. DARLEY & CO.
CORPORATE HEADQUARTERS
325 SPRING LAKE DR • ITASCA, IL 60143-2072
Toll Free: 800-323-0244 • Phone: 630-735-3500 • FAX: 630-735-3560
FEIN 36-0976610 DUNS 005094842 CAGE 15852

F425

Invoice

REPRINT
17560317
6/17/2025
1084266
7/2/2025

Invoice #:
Invoice Date:
Customer #:
Due Date:

Bill To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Sold To:

PERU VOL FIRE DEPT
3 E MAIN RD STE 109
PERU MA 01235-2901
United States

Phone: 413 655-8811

•perufirechief@gmail.com

Customer PO	Terms	Ship Via	FOB/Carrier	Sales Order	Salesperson
VERBAL-CHIEF CAWTHRON	NET 15		FOB Origin	419902/SO	HENRY BENAVIDES

Line #	Part No	Description	QTY	UOM	Price	Ext Price
6.000	BR067	DETECTOR, SST1 CO 0-2000PPM 3 YEAR FIXED LIFE Int #: 413-717-5355 Origin: United States Ship Date: 6/17/2025	2	EA	\$189.00	\$378.00
14.000	FREIGHT	Freight	1		\$33.59	\$33.59

Ship To:

PERU VFD
1 E MAIN RD
PERU MA 01235-9261

Net Sales: \$411.59
Tax: \$0.00
Total Invoice: \$411.59
Total Due: \$411.59



City/Town or Other Awarding Authority Prequalification Confirmation

Apparent 3 Lowest Bidders Form

Approved Funding Program(s):

☐ Chapter 90 Program	☐ Complete Streets Funding Program	☐ Shared Streets and Spaces Program
☐ Local Bottle Neck Reduction Program	☒ Mass-Works Program	☐ Utility Grants Program
☐ Municipal Small Bridge Program	☐ Municipal Paving Program	☐ Municipality Funds
☐ Other _____		

City / Town or Other Awarding Authority: Town of Peru

Description:

Full Depth Reclamation of South Rd. and Hickingbotham Rd.

Class of Work (from the approved Prequalification Form): Pavement Reclamation

Bid Opening Date: 07/17/2026 **Project Value (from the approved Prequalification Form):** \$ 81,352.00

LIST THE LOWEST BIDDER FIRST

Contractor	Address	Total Bid	Rank
Murray Paving & Reclamation	55 Whitney Street, Holliston, MA 01746	\$79,197.33	1
All States Construction	PO Box 91, Sunderland, MA 01375	\$82,048.68	2
			3

Signature of Person Completing Form: Rebecca Slick Digitally signed by Rebecca Slick
Date: 2026.07.17 12:23:39 -04'00'

Sign

Date

Print Name: Rebecca Slick

Comments:

MASSDOT PREQUALIFICATION PROGRAM OFFICE USE ONLY

Are all contractors on the official final bidders list? Yes ☐ No ☐ **Reviewed by:** _____

If no, does the contractor have an approved waiver? Yes ☐ No ☐ **Verified By:** _____

Comments:

To complete and submit Interim and Final Contractor/Subcontractor Evaluation Reports, click here: [website](#)



City/Town or Other Awarding Authority Prequalification Confirmation

Apparent 3 Lowest Bidders Form

Approved Funding Program(s):

- | | | |
|--|---|--|
| ☐ Chapter 90 Program | ☐ Complete Streets Funding Program | ☐ Shared Streets and Spaces Program |
| ☐ Local Bottle Neck Reduction Program | ☒ Mass-Works Program | ☐ Utility Grants Program |
| ☐ Municipal Small Bridge Program | ☐ Municipal Paving Program | ☐ Municipality Funds |
| ☐ Other _____ | | |

City / Town or Other Awarding Authority: Town of Peru

Description:

Pavement Overlay of South Rd. and Hickingbotham Rd.

Class of Work (from the approved Prequalification Form): Pavement Surfacing

Bid Opening Date: 07/17/2026 Project Value (from the approved Prequalification Form): \$ 484,935.00

LIST THE LOWEST BIDDER FIRST

Contractor	Address	Total Bid	Rank
LB Corporation	PO Box 388, 95 Marble St. Lee, MA 01238	\$480,708.66	1
Palmer Paving, Corporation	25 Blanchard St. Palmer, MA 01069	\$495,112.50	2
Williams Paving, LLC	52 Great Barrington Rd, West Stockbridge, MA 01266	\$503,769.83	3

Signature of Person Completing Form: Rebecca Slick

Digitally signed by Rebecca Slick
Date: 2026.07.17 12:24:10 -04'00'

Sign

Date

Print Name: Rebecca Slick

Comments:

MASSDOT PREQUALIFICATION PROGRAM OFFICE USE ONLY

Are all contractors on the official final bidders list? Yes ☐ No ☐ Reviewed by: _____

If no, does the contractor have an approved waiver? Yes ☐ No ☐ Verified By: _____

Comments:

To complete and submit Interim and Final Contractor/Subcontractor Evaluation Reports, click here: [website](#)

(Please Note: The following certificate is an essential part of the permanent record and creates ongoing obligations of the Member Town. Please read it carefully before signing. Advise Troutman Pepper Locke LLP of any inaccuracy.)

TOWN OF PERU, MASSACHUSETTS
SIGNIFICANT EVENTS DISCLOSURE CERTIFICATE

This Significant Events Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the Town of Peru, Massachusetts (the “Member Town”) in connection with the issuance of \$7,005,000 General Obligation School Bond Anticipation Notes dated July 23, 2026 (the “Notes”) by the Central Berkshire Regional School District (the “Issuer”), with respect to which the Member Town is an Obligated Person within the meaning of the Rule (each as hereinafter defined). The Member Town covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Member Town for the benefit of the Owners of the Notes and in order to assist the Participating Underwriter in complying with the Rule.

SECTION 2. Definitions. For purposes of this Disclosure Certificate the following capitalized terms shall have the following meanings:

“Listed Events” shall mean any of the events listed in Section 3(a) of this Disclosure Certificate.

“MSRB” shall mean the Municipal Securities Rulemaking Board as established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, or any successor thereto or to the functions of the MSRB contemplated by this Disclosure Certificate. Filing information relating to the MSRB is set forth in Exhibit A attached hereto.

“Obligated Person” shall mean the Central Berkshire Regional School District, and the Towns of Becket, Dalton, Hinsdale, Peru and Washington, Massachusetts.

“Owners of the Notes” shall mean the registered owners, including beneficial owners, of the Notes.

“Participating Underwriter” shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Reporting of Significant Events.

(a) The Member Town shall give notice, in accordance with the provisions of this Section 3, of the occurrence of any of the following events with respect to the Notes:

1. Bankruptcy, insolvency, receivership or similar event of the Member Town.*
2. The consummation of a merger, consolidation, or acquisition involving the Member Town or the sale of all or substantially all of the assets of the Member Town, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
3. Incurrence of a financial obligation of the Member Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Member Town, any of which affect Owners of the Notes, if material.†
4. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Member Town, any of which reflect financial difficulties.†

(b) Upon the occurrence of a Listed Event, the Member Town shall, in a timely manner not in excess of ten (10) business days after the occurrence of the event, file a notice of such occurrence with MSRB with respect to the Notes, unless the Issuer files such a notice with respect to such occurrence.

SECTION 4. Transmission of Information and Notices. Unless otherwise required by law, all notices, documents and information provided to the MSRB shall be provided in electronic format as prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 5. Termination of Reporting Obligation. The Member Town's obligations under this Disclosure Certificate shall terminate upon the legal defeasance or payment in full of all of the Notes.

SECTION 6. Default. In the event of a failure of the Member Town to comply with any provision of this Disclosure Certificate the sole remedy under this Disclosure Certificate shall be an action for specific performance of the Member Town's obligations hereunder and not for

* As noted in the Rule, this event is considered to occur when any of the following occur: (i) the appointment of a receiver, fiscal agent or similar officer for the Member Town in a proceeding under the U.S. Bankruptcy Code or in any proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Member Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or (ii) the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Member Town.

† For purposes of the Listed Events, the term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" excludes municipal securities for which a final official statement has been provided to the MSRB consistent with the Rule.

money damages in any amount. Any failure by the Member Town to comply with any provision of this Disclosure Certificate shall not constitute a default with respect to the Notes.

SECTION 7. Amendment. Notwithstanding any other provision of this Disclosure Certificate, the Member Town may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived if such amendment or waiver is permitted by the Rule, as evidenced by an opinion of counsel expert in federal securities law (which may also include bond counsel to the Issuer) to the effect that such amendment or waiver would not cause this Disclosure Certificate to violate the Rule.

[Remainder of page intentionally left blank; signature page follows.]

SECTION 8. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Owners of the Notes from time to time, and shall create no rights in any other person or entity.

Date: July 23, 2026

TOWN OF PERU, MASSACHUSETTS

By: _____

Treasurer

EXHIBIT A

Filing information relating to the Municipal Securities Rulemaking Board is as follows:

Municipal Securities Rulemaking Board

<http://emma.msrb.org>

146041572v1