

# Minutes

## CAMDEN TOWN COUNCIL

### PUBLIC MEETING

June 5, 2008

#### **To Receive Construction Bids for Housing Rehab Grant and Other Matters**

The properly advertised meeting of the Camden Town Council to receive bids for the housing rehabilitation grant was called to order by President Peter Wagoner at 6:30pm in the town office. Present were Members Andy Kelly, Richard Fite, Clerk-Treasurer Pat Casserly, Joyce and Mark McCarty of Star Development and one citizen.

Mr. Wagoner called the meeting to order and stated the specific purpose of the meeting was to award the bids on the homes that qualified for the home rehabilitation grant. Mrs. McCarty explained the bids were received and opened on May 15<sup>th</sup>. They were then reviewed by Star Development for completeness and awards were made to the lowest qualified bidder. Three firms submitted bids and two of those firms were awarded work. Nine homes were granted to RE Construction (170 N County Road 400 W, New Castle, IN 47362; phone number 765-533-6413) and three homes were let to Taylor Home Center (5550 N. Western Ave, Connersville, IN 47661; phone number 765-825-0899). The third business submitted bids on three homes and was high bidder on all. Mr. Fite expressed concern local contractors are not being used and felt there are local companies that could use the work. It was explained that no local contractors bid on the jobs but they are welcome to contact the contractors to inquire about subcontracting jobs. Local contractors would need to provide their own liability and workman's comp insurance to be eligible to work on these projects. Mr. McCarty said one person expressed an interest in

bidding but he was a recipient of grant funds and therefore ineligible by Indiana Housing rules.

Star Development has met with the homeowners to review the work that will be done on their property and explained the process. In response to Mr. Fite's question on who would inspect the work, Mr. McCarty explained he and a state inspector would be responsible for inspections. If the work is not done in a satisfactory manner, the contractor's pay is withheld. Mrs. McCarty also mentioned the grant requires a 10% local match which the contactors will provide.

Mr. Kelly made the motion to accept the bids for the housing rehabilitation as presented. This was seconded by Mr. Fite and passed. The next step will be a notice to precede date; improvements should start after July 4<sup>th</sup>. Completion is expected three months after the start of rehabilitation.

### **Other Business**

1. The lease on 131 W. Main Street will be renewed with Dr. Anderson for another 10 years with a 10% increase in his rent.
2. Progress is being made on preparing a route for extending Hwy 75 north to the HHC.
3. A water rate study will be done by Therber and Brock, the same company that is doing the wastewater rate study, by a motion from Mr. Fite, seconded by Mr. Kelly. The fee for the study is \$4,500.

Meeting adjourned at 7:30.

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Peter F. Wagoner, President

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Richard Fite, Vice-President

ATTEST:

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P.A. Casserly  
Clerk-Treasurer

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Andrew Kelly, Member