

WOLFEBORO AD HOC DOCK COMMITTEE

Monday, December 21, 2020

10:00 am

Virtual Meeting

Attendees:

Paul O'Brien, Linda Murray, Jim Pineo, Robert Tougher, Mary Devries, Brian Black, David Maher

Paul called the meeting to order. There were no minutes to approve as they were not recorded from GoToMeeting on November 30, 2020. Paul then informed us that the new planning director will be a member of our team going forward.

1. Jim Pineo started off by informing that the open bid process for repair and expansion only got two bids, one local and one not local. Both bids were above the budget of \$170,000, we opted out of the big grant, so the budget was reduced by about \$130,000.

Bid #1 = just shy of \$500k.

Bid #2 = was \$263K.

Subsequently there was an option in the bid package for total dock replacement and expansion:

Bid #1 = \$1,258,000

Bid #2 = \$922,000

Jim:

Jim informed us that he talked with Dave and there was a discussion with the Selectmen. At this point the best option going forward is to take the funds that were in warrant article #17, (\$170,000) and give that money back to the voters.

Jim said, that Dave and he thought that the best option going forward is to go to the voters and ask for a bond and rebid in the Fall. Hope for prices to come down. There will be no work on the docks A, B, C & D in the coming weeks. With the thought process of the bond, it puts it truly into the voters' hands. It needs to pass with 3/5ths majority.

Dave also believes there is an option for him to do some of the design build work, which could lead to further savings, but this just came to light this week.

Linda:

We haven't had a lot of time to digest. My one feeling is that the price tag that came in at \$1.2m is kind of where I was thinking, so I need to get clarity on what the engineering costs will be, etc.

Paul:

We have two bidders, and they are both way off from each other. Our engineering estimates are substantially below both bidders. Not sure I want to go with the low bid or the high bid. We need to crawl around on that because we are talking about several hundred thousand dollars and that's voter money. I agree with Linda. We need to put it on the warrant and be truthful with the voters and tell them that this is a signature project and we're working on it.

Bob T:

Bob said he still maintains that he would vote for a bond issue on this. I think its worthwhile. He doesn't know if it would be wise to give the money back to the voters. He's not thinking about everything else that's on that 10-year plan, just focusing on this. He thinks the money should be used to draw down the bond.

Mary:

Mary agrees with Linda. Not surprised by the 1+ million. When you say proceed, do you mean the March 2021 ballot?

Jim:

Good question. The anticipated schedule is to come in front of the voters in 2021 with a warrant article which is a bond and award the project in the Fall of 2021 so that in the summer of 2022 we have new docks. There is a draft warrant article out right now.

Bob T:

Bob got a request from John MacDonald asking that he try to influence the committee that the construction not take place during the summer tourism season.

Paul:

Headline is this:

- We have two bids that are above the engineers' estimate.
- Mr. Ford is going to have to weigh in and help us figure out what the heck is going on here.
- We are proceeding with a warrant article for around \$1.2M for the upcoming warrant.
- There is an ask on the table to use the existing funds to retire the existing warrant. Not sure we can do that, taken under advisement.
- We will not do any construction during the summer season.

Bob T:

Couple other points regarding the EDC Dock expansion analysis, I noticed one figure puts the average revenue per boat/per visit at \$200. Is that realistic? There are a lot of people waiting to get to the docks, especially on weekends, so we need to do something about it.

Dave Maher:

Dave thinks they were conservative in terms of the number of people. Even if they call it \$100 per boat it is still a loss of \$300k per year.

Bob T:

Referred to article Dave Maher sent out re growing population of the Lakes Region. Going in the same direction of the Hamptons.

Jim:

Just got an email in regarding bond schedules. FYI

A 10-year note is estimated at 1.5%. A 20-year note is estimated at 2.5%. In context, a \$2.3m gross bond if we bonded some other items together, the 20-year note would be \$632,000 in interest. The 10-year note would be \$230,000 in interest. On a 10-year note, year 1 would be 13 cents on our current tax rate. On a 20-year note, would be 8 cents on our current tax rate.

Paul:

We still have the journey of tidying up loose ends related to the docks. Mr. Bowers side of the docks and surveying the property lines down there.

I have no plan to call another meeting until we have something to meet about.

Linda:

Our first order of business is to get the survey done of the property lines.

Paul to Jim:

There is nothing holding us back on the survey.

Jim, Paul, Linda:

There was discussion of surveying the freight station and the layout of the road and the public safety complex will need surveying as well. We should bundle a few surveys together so we can get that information to the committees.

Bob T:

Bonds are front loaded, with interest rates doubled up front and going down with age, is that correct?

Jim:

Year one the first interest payment on the 20-year bond would be \$28,750. You'd have

two payments, \$57.5 and \$28.7 and the principle of \$115. And then as you get down to the end, the last payments would be two payments of \$1400.00.

Bob T:

That has to be taken into consideration. The years 21, 22 and 23 you have about \$19M in bonded projects. You need to think about how much you want to load up your budget on the front end.

Mary:

Regarding the replace and expansion bond, do we know how the Selectmen feel about the project?

Linda:

We haven't taken a vote on it. The board doesn't have all the information.

Paul:

Paul asked Bob T. what the conscience of the budget committee is.

Bob T:

There are nine members on the budget committee. I think we'll get the majority, an easy 5 votes, anyway.

Bob T: Moved to adjourn the meeting. Mary seconded the motion.

Meeting was adjourned at 10:27am.

Jim:

Informed all that the bond schedule is in your inbox.

Submitted by Karen Lancaster.