

Islesboro Harbor Committee
Special Meeting
Thursday, January 22, 2026
In- Person Meeting at 5:30 PM, Town Office

APPROVED

4/16/26

MINUTES

Call the meeting to order and establishment of a Quorum:

Chair Ken Smith called the meeting to order and a quorum was established at 5:30 pm.

Members Present: Chair Ken Smith, George Evans, Dylan Purington, Greg Janney, Gil Rivera, Peter Anderson (Zoom), Earl MacKenzie (Zoom)

Others Present via Zoom: Rob Pacheco of Town Moorings, Kim Grindle

Approval of Minutes of December 18, 2025, Regular Meeting.

Motion: To approve Minutes of December 18, 2025, as written, D. Purington, seconded by G. Rivera. No Discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.

Anyone Wishing to Address the Harbor Committee

None.

To see if the Committee will vote to recommend to the Select Board an annual Town Mooring fee of \$100.00, in the Town Mooring Fields, namely, Seal Harbor and Grindle Point.

Motion: to recommend to the Select Board an annual Town Mooring fee of \$100.00, in the Town Mooring Fields, namely, Seal Harbor and Grindle Point, G. Janney, seconded by G. Rivera. Discussion as below.

- Ken stated that he is getting feedback from residents that there ought to be cost sharing for the people who use the harbor facilities. Most towns charge mooring fees. It's over \$200 in Lincolnville. Rockport has over 300 moorings, and they bring in thousands of dollars of revenue. They also use a service, and the fee includes notifications for boat registration reminders. This doesn't fall on the Town Office staff.
- Pete felt that \$100 is a little steep for the initial rollout.
- Dylan agreed that \$100 might be steep for the first year and suggested \$25 to start for within the harbors, and a nominal fee outside of the harbors, just to get people using the service, like \$1.
- George clarified that the vendor would only be managing the town mooring fields.
- Ken estimated we have 150 moorings between both harbors. If we charge \$100, that would bring in \$15,000 per year. If we charged only \$25, it might not be worth our time.
- Dylan stated his concern is having people reject it outright with the initial rollout. \$100 is a good goal.
- George stated he won't vote for a \$100 fee. It's too much to go from nothing to \$100. \$25 is a good way to begin.
- Greg stated it should be more than \$25. \$100 is less than a tank of fuel for many of those boats. Maintenance costs a lot more than it used to. The rest of the town shouldn't have to pay for a dock that only a smaller group of people use regularly. Anyone barking about it needs to consider what they're getting out of it.
- Gil stated \$25 would be a good way to start, because it will have to go to a Town vote. Start low, and each year add more until you get it where you want it.
- Kim Grindle asked if the committee has explored the idea of a fee structure. Other harbors do that. There are businesses in town that have multiple moorings in both harbors.
- Greg thought a fee structure makes sense.

Islesboro Harbor Committee
Special Meeting
Thursday, January 22, 2026
In- Person Meeting at 5:30 PM, Town Office

- Dylan added that in Lincolnville, there is a fee structure. Resident, non-commercial is the lowest rate. Dylan pays \$350 for his spot in Lincolnville, because he's non-resident, commercial.
- George stated that having a fee structure would be complicating things more than necessary for now.
- Greg added that there are different ways to have a fee structure. Maybe we can charge per foot.
- Gil asked why the fee would be restricted to the mooring fields. People may move their moorings out of the harbors to avoid the fee. Ken replied that we've been having trouble just getting the mooring fields up to date with coordinates, owners names, etc. The Town is supposed to have this information. We've been trying to get this basic data for four years. This is another reason to work with a vendor who's interested in developing a business. We're going to benefit from the work, to get all that information together.

Amended Motion: to recommend to the Select Board an annual Town Mooring fee of \$25.00, in the Town Mooring Fields, namely, Seal Harbor and Grindle Point, G. Janney, seconded by D. Purington. No further discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.

To see if the Committee will vote to recommend to the Select Board the purchase of a Town Mooring vendor, "Town Moorings" for a three-year period at an annual fee of \$800.00.

- Rob Pacheco, cofounder of Town Moorings, shared a presentation and demonstrated how the platform can be used. Starting with a map of the harbor, one can zoom in and click on details. There is also a list of all the moorings. Floats, dinghy racks, berths—anything that can be permitted can be tracked. Information such as expired inspections, locations, etc. can be filtered in a search. All information associated with a particular mooring can be listed, including vessel information, coordinates, ground tackle, location. You can upload documents and track anything needed. Applications for permits can be created online. All types of fees can be supported. Invoices can be emailed or printed.
- George asked who runs the software. Rob answered that the company runs it. People log in and use it.
- Earl asked about the average size harbor the company manages. Rob answered that Manchester has about 2,000 to 3,000 moorings. Lincolnville is the smallest with under 100. They support all sizes.
- Ken spoke about Rockport's system, and how it has increased their revenue. Dylan added that Lincolnville increased their revenue by \$18,000 when they implemented Town Moorings.
- Ken added that there are probably people here who haven't registered their boats and are getting away with not paying the excise tax.
- George stated that it seems that this will require not just mooring information, but boat information as well. Who is going to input that information?
- Dylan stated that there is a lot of information that Earl has already collected. Dylan will get the data into a spreadsheet. Once that is done, the system is fairly automated.
- George clarified that the more information that's put in there (owner, boat info, service provider, invoice address, etc.), and the more we rely on the Town to collect fees, this will make the initial input difficult.
- Ken added that all three boatyards are interested in managing the maintenance of the moorings. According to our ordinance, a mooring is supposed to be inspected every two years. We haven't enforced that. The boatyard will be able to tell who has done this, and it will bring in revenue.
- Ken believes this is a good deal for us.
- George asked Rob who sends the invoices out. Rob explained how to use the system to email invoices. Printing and mailing would happen through the Town Office.

Islesboro Harbor Committee
Special Meeting
Thursday, January 22, 2026
In- Person Meeting at 5:30 PM, Town Office

- Kimberly asked about paying online. Rob answered that people can pay the bills online. They support a variety of different payment processors, depending on what the Town supports. Users pay the extra charge for online payments. Stripe generally has a lower fee in most cases. Checks would be mailed directly to the Town, but there are also ways to pay online using checking account info.
- In Penobscot Bay, Town Moorings manages harbors for Lincolnville and Hancock (Winter Harbor).

Motion: To recommend to the Select Board the purchase of a Town Mooring vendor, "Town Moorings" for a three-year period at an annual fee of \$800.00, G. Evans, seconded by D. Purington. Roll Call. Motion passed, 5 yes, 0 no, E. MacKenzie abstained.

To see if the Committee will vote to recommend the following changes to the Harbor Ordinance:

- a. Change the meeting times from the current 6:30 PM to 5:30 PM
- b. Change the meeting dates for the 4 regular meetings from the current December, April, July, October to January, March, May, & August.
- c. Add: The August meeting of each year shall be to elect officers.
- d. Eliminate the following: "The December meeting of each year will be used for the preparation and approval of the budget recommendations for the coming fiscal year.
- e. Remove the following: Regular meetings shall be held on the third Thursday of each month.

Motion: To recommend to the Select Board that the Town make the above changes to the Ordinance, G. Janney, seconded by D. Purington. No further discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.

FY 27 Recommended Budget

- Ken presented a rough draft of a budget worksheet spreadsheet. The Harbor Committee comes under the heading of Recreation. Ken explained the categories.
- Dylan requested \$1,000 for Training/Travel. He will be attending the Harbor Masters' conference, which is \$450, and that leaves \$550 for fuel and lodging.
- Under Operations, there's a line for blowdowns. The Harbor Committee doesn't do a lot for blowdowns, but an expenditure of \$12,384 was charged here. Dylan stated it could be from clearing around Big Tree. George stated he asked Janet about it, and she said it was a bunch of charges for maintenance on the floats and piers. It's not blowdowns.
- PYY bills us for Grindle Point. IME charges for Seal Harbor, generally.
- Dylan wrote out some rough numbers for Grindle Point repairs, including the incline attachment. We should prioritize repairing that. Fabrication, fit, and install is around \$6,500. Galvanizing the material is \$1,400. Replacing the decking around the attachment is an additional \$1,200. Dylan is in favor of doing all of this. Discussion about which category this would be. It seems like it would be under Operations.
- All agreed that this repair should be in the budget. It makes good sense to get it galvanized.
- The Town pays Lincolnville \$15,200 every year as our contribution to the dock as one of its biggest users.
- We use the Contingency for storm-related stuff. Earl recommends a large contingency fund.
- Discussion about the possibility of a grant to help with the Seal Harbor pier and work at Grindle Point. The application will be submitted this week, and then they're supposed to act on this in early February.

Islesboro Harbor Committee
Special Meeting
Thursday, January 22, 2026
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- We have an estimate of \$200,000 for the Seal Harbor pier. Earl stated that the donations for the proposed recreational dock have been sitting in escrow, and some of that has become available for this project. There's an excess of \$25,000 in escrow.
- The recommended repairs to the Grindle Point pier will prolong the life of the pier. Dylan explained that the south incline is oversized to accommodate a gurney. Over time, that oversized incline has bent the brackets, causing some concern. We're prioritizing that repair. There is also some black streaking on the underside of the decking, which is a precursor to rot. This is something to be aware of.
- Ken stated that Reed Silvers at MCOG was recommending that we might want to submit two grant applications, one for Grindle Point and one for Seal Harbor. Earl added that when he talked with Reed, he suggested the repairs for Grindle Point could piggyback on the Seal Harbor project.
- Janet asked us to turn in our budget request by February 2nd.
- Earl asked if the engineering fees are on the spreadsheet. They were around \$27,000.
- Ken stated that there is already \$50,700 in contingency. We could add \$30,000 to that.
- The Town's portion of the Seal Harbor pier would probably come out of the maintenance line.
- Earl stated that Josh will have a more accurate estimate on the components soon.
- Ken stated we don't have enough information right now. We may have to have another meeting.

Other business - Working Waterfront Resilience Workshop Series on February 4, 5, & 9 from 4:00-7:00 in Belfast.

Ken reminded the group about ordinance language that was approved at a previous Harbor Committee meeting:

Municipal Shore Areas, Pier and Float Use. § 142-21, Moorings in Town anchorages:

CURRENT ORDINANCE

- D. Mooring assignments are nontransferable and may not be rented by the assignee to others.

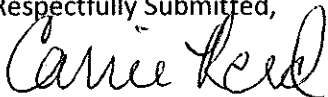
PROPOSED ADDITION TO CURRENT ORDINANCE

- D. Mooring assignments are nontransferable and may not be rented by the assignee to others. "However, in the event sufficient mooring space is available and no mooring waiting list is in effect, upon the submission of a mooring application and transfer of ownership written document, the HM or DHM may approve the transfer of mooring ownership, provided the application meets the standards outlined in the Ordinance."

Adjourn

Motion to adjourn meeting at 6:53 pm by G. Evans, seconded by G. Rivera. No discussion. Roll Call. Motion passed 6 yes, 0 no.

Respectfully Submitted,



Carrie Reed, Secretary