

Islesboro Harbor Committee
Regular Meeting
Thursday, December 18, 2025
In- Person Meeting at 6:30 PM, Town Office

APPROVED

1/22/26

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 6:43 pm.

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

Others Present via Zoom: Reed Silvers of Midcoast Council of Governments (MCOG)

Reed Silvers introduced himself. He is a planner at MCOG, present to learn about the Moseley Dock (Seal Harbor) project. Janet reached out to MCOG for grant-writing assistance. He's looking at the Working Waterfront Infrastructure Grant that's coming out in January.

Approval of Minutes of October 30, 2025, Regular Meeting.

Motion: To approve Minutes of October 30, 2025, as written, E. MacKenzie, seconded by G. Rivera. No Discussion. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.

Anyone Wishing to Address the Harbor Committee

None.

Harbor Master & Deputy Harbor Master Reports

Harbor Master

- Earl reported that the Seal Harbor dinghy dock is out of the water. We will have to do some repairs in the spring. Some of the connection points let go.
- After the last big blow, the floats are a little out of alignment. Josh Conover will straighten them.
- Earl stated his boat is on its mooring, with a rowboat on the dock for emergency use.
- There is an unclaimed blue dinghy. It's in rough shape, but if someone wants a winter project, it's available.

Deputy Harbor Master

- Dylan reported that he has talked with the boatyards to see if they need anything at Grindle Point. PYY, being in charge of maintaining the floats, suggested we take the outer float off and put it ashore, as it needs to be repaired. Dylan asked if this is something we can just have them do, in terms of the budget. Ken answered yes.
- A primary concern at Grindle Point is the sagging or bending attachment points for the incline. Christian suggested reinforcing that with a steel bracket that attaches to the metal I-beam beneath the pressure-treated wooden beam.
- Earl asked about getting estimates for the float and incline repairs, as a ballpark idea for the budget. Dylan will ask Christian.
- Dylan stated he'd like to post signs for maximum weight or people on the incline until it is repaired. Earl asked if there are backup lines to the stanchions. He recommends using Dyneema rope.

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- Dylan stated he talked to the guys who did the railing in Lincolnville. If we were to redo our railing at the pier, it would be around \$17,000. The repair we did on the railing last year cost around \$5,000.
- Dylan would like to go to Harbor Master training/conference again this year. Earl stated that one of the Harbor Masters should always go. Ken agreed.
- There is a request for a mooring at Grindie Point for an 18' vessel. It looks like there's room.
- Dylan asked if we have grant-writing assistance. Ken replied that he has been talking with Janet about a couple of possible grants. There is someone who will help us.

Review of plans to repair and upgrade the Seal Harbor Pier

- Ken stated there are two options in the plans: aluminum or pressure-treated material, which may be less expensive to build. He would like to have estimates for both options.
- George had emailed the group prior to the meeting. He would like to see the package amended to allow for the use of arched gangway sections as an alternative the proposed triangular truss bracing.
- Earl explained that he has been talking with the engineer, Tom Fowler, who is working with an outfit in Thomaston for the structural design. Most of the aluminum docks around here are done by Winterport Dock Works (now Rees Ramps & Welding). Their ramps all have the arch design, so it's most likely we'd have arches anyway. Josh Conover uses them. Josh gave us a rough estimate of about \$200,000 for the project. Earl asked him about a timeline. Josh stated that it would take about a week to take the old dock out and put in the new one. One of the advantages of the aluminum option is it's all pre-done, saving time.
- Earl recommends going with the aluminum design, because of the longevity. Aluminum docks put in 40 years ago are still serviceable, without any maintenance on the walkways. Aluminum also does not float, so if there's severe weather, they won't act as battering rams. They are also not as thick, so lateral forces that strike it are less.
- Ken asked how long a pressure-treated dock lasts. Earl replied that it's durable and lasts a long time, but the fastenings may need more maintenance. There's a lot more bracing and timbering than what's needed for aluminum. The time frame for installation is longer. Earl thinks it may be \$25,000 less than the aluminum option. He hasn't been able to get in touch with Josh for an estimate.
- Other committee members favored going with the aluminum design.
- George asked to clarify whether it was aluminum decking, or the whole structure. Earl replied that the decking would be pressure-treated, but the rest of the structure—stringers, rails, etc.—would be aluminum. George noted that the engineering drawing specs say either pressure-treated or a composite, contractor's choice. He suggests leaving that the way it is. Earl agreed, and added that we'd request the arch design for the truss sections. Earl added that this design is very strong.
- Reed asked if the \$200,000 cost estimate is from the engineer. Earl replied that it's from a local contractor who builds docks. He gave us a rough figure so we'd have something to start discussion with.
- Earl stated the landing will be built over the existing abutment, raised by two feet, and come further up the hill. Earl added that he suggested to Tom to put cabling with a couple of eye bolts to that abutment, with big turnbuckles to the stringers, to give some holding power and help stabilize everything.
- Ken asked if everyone agreed that we need to make a recommendation to the Select Board for the aluminum project, the way the plans specify, with a cost estimate of \$200,000. The grants we are going after will pay for a lot of it, but there will also be local assessment.
- George stated he doesn't agree with the estimate. It's important that Josh or another professional look at the plans in detail before we can say the estimate is \$200,000. Earl replied that Josh looked at the

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plans and gave us the rough estimate. The next step will be for him to confirm the cost of the aluminum sections. George stated he is concerned that, without somebody taking a good look at the plans, they can underestimate what it's really going to cost. When we go to the Select Board, we should be clear that this is only an estimate.

Motion: To recommend to the Select Board the aluminum design for the Seal Harbor Pier, as shown on the plan sent to us by Tom Fowler, with an estimated cost of \$200,000, E. MacKenzie, seconded by G. Janney. Discussion as below. Roll Call. Motion passed, 6 yes, 0 no, Unanimous.

- Pete asked if we have an estimate of how much funding we stand to receive from grants, if we were to get the full value. Ken replied that he sent information on the different grants that are available. \$250,000 was the maximum. Earl added that there was another one with a 50/50 matching grant.
- Earl stated that we also have some donations that were going to be used for the proposed recreational dock. The funds are in escrow. We have \$36,000 on hand. We have received the okay to use a \$20,000 donation, along with another \$5,000 and a \$7,000, bringing the available funds to roughly \$60,000. There's another \$20,000 that Earl is pursuing, and he will know more in January.
- Ken agreed that we need to lay out the financial picture: what it's going to cost, what's available for grants, and what we already have.
- Pete stated that the more the committee can present to the Select Board, the better. The Town's budget is going to be tight this year. With this pier and Dylan's suggestions for Grindle Point, it plays into the suggestion that we seriously consider some sort of mooring fee. If we're going to hit the taxpayers with even \$50,000 extra, we're going to have to justify it, and that might be harder if we don't have revenue coming in.
- Earl stated that Janet is aware of the funds he's spoken about. We have another couple of potential large donors who utilize the facility quite a bit. We're going to approach them as well.
- Pete recommended having a solid answer on the money by February for the Select Board.
- Reed stated that MCOG is recommending the Maine Public Working Waterfront Infrastructure Fund. It will open in late January, and will be open for six weeks. We're looking at an early March application deadline. Since this is a construction project at an existing working waterfront, we can request up to \$2M. \$250,000 is well within the realm. The town would be required to have a 5% local match, whether that's cash or in-kind contributions.
- Ken asked Reed if he could come out to the island. Reed would be happy to make the trip.
- Earl stated he will try to get more figures together soon.

Discussion of funding for the Seal Harbor Pier Project

- Reed stated that MCOG is recommending the Maine Public Working Waterfront Infrastructure Fund, up to \$2M.
- Reed asked about the background of the project need. Earl stated he could address that. He stated that the dock we have now is aging. It has metal legs that are severely rusting, and does not meet code. The Town's insurance has asked us for several years to get this upgraded. The railings are coming apart, and they're not adequate height. This had been a private dock that the Town took over in the mid- to late-

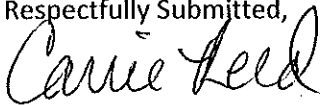
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1990s. That part of the dock has not been upgraded. We've been patching it up and making do, but it's on its last legs, and safety is becoming an issue.

- George suggested that Reed contact Ken or Earl directly to outline what he needs before he comes to the island.
- Reed can come to Islesboro to meet with Harbor Committee members. Carrie will send out Reed's email address. Earl stated he would send info on the scope of the work and answer questions.

Motion to adjourn meeting at 7:27 pm by E. MacKenzie, seconded by G. Evans. No discussion. Motion passed 6 yes, 0 no.

Respectfully Submitted,



Carrie Reed, Secretary