



Thursday, April 16, 2026 | 7:00pm
Community Room (200 Main Street)

[Remote Access](#)

Access Code: 550-949-933

Access by Phone: [+1 \(872\) 240-3212](tel:+18722403212)

TOWN COUNCIL OPERATIONS COMMITTEE MEETING

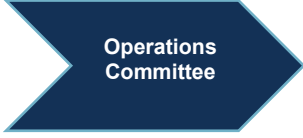
- Item 1:** Call to Order
- Item 2:** Mckearney Village II Homeowners Association Neighborhood Discussion
- Item 3:** Friends of Yarmouth: East Main Street Community House Rehabilitation Project Proposal
- Item 4:** Continued review of the FY27 Tax Increment Financing Development Fund Budget
- Item 5:** Review and Advancement of April 30, 2026 Town Council Voting Meeting Agenda and Suggested Motions
- Item 6:** New Business (as introduced by the Town Council)
(i) Review of Town Council Rules to Consider Potential Amendments Regarding the Reading of Written Testimony Submitted by Residents Not in Attendance
- Item 7:** Executive Session (as needed and introduced by the Town Council or Town Manager)
- Item 8:** Adjournment

Note: Operations Committee meetings of the Town Council are intended to serve as informal public workshops. These sessions provide an opportunity for Councilors to further review upcoming policy initiatives and to introduce new topic areas for consideration. Any items discussed may, upon agreement of the full Town Council, be scheduled for a future Council workshop or meeting.

Please note that public comment is not taken during Operations Committee meetings. Additionally, no formal votes may be introduced or taken.

All Operations Committee meetings are recorded for the public record and are made available on the Town's website.

Item 2: Mckearney Village II Homeowners Association Neighborhood Discussion

Contact	Scott LaFlamme, Town Manager Yarmouth Town Council
Recommended Action	For discussion purposes only.
Attachment	No Attachment
Process	

Background:

The Town Council has been approached by residents of McKearney Village II (Bowmore Lane and Limerick Drive) regarding several infrastructure and service-related concerns. These streets and adjacent facilities are used daily by pedestrians, including schoolchildren and residents accessing the nearby bridge and trail system, demonstrating ongoing public use. Items of interest raised by residents include:

Winter Road Maintenance:

Bowmore Drive and Limerick Drive, while a private road, are heavily used by pedestrians year-round. Residents are requesting that the Town provide winter maintenance services, noting that similar arrangements exist elsewhere and that public use already functions similarly to an easement.

Crosswalk at Hillside and Limerick:

Installation of a new crosswalk is already scheduled, further acknowledging pedestrian access and reinforcing safety improvements in the area.

Pedestrian Bridge Ownership and Maintenance:

The bridge, located on Town land and functioning as part of the trail system, is requested to be owned and maintained by the Town. Residents do not wish to retain ownership and would transfer it to the Town if appropriate.

Stormwater System Inspections:


Residents seek a compromise where the HOA continues to maintain the detention pond, while the Town performs required annual inspections. The request mirrors services provided to McKearney Village I and reflects that the system already meets Town and DEP specifications.

Fire Hydrant Maintenance:

Residents request relief from ongoing hydrant maintenance costs by transferring hydrant ownership to the Yarmouth Water District, consistent with service provided to other taxing residents on public roads.

The Town Council will discuss these requests and may, if appropriate, advance related policy discussions at future Town Council meetings. Neighborhood representatives, along with Town staff, will be available to assist with questions and provide additional information during the Council's consideration.

Item 3: Friends of Yarmouth: East Main Street Community House Rehabilitation Project Proposal

Contact	Karyn MacNeill, YCS Director Friends of Yarmouth
Recommended Action	For discussion purposes only.
Attachment	No Attachment
Process	


Background:

Friends of Yarmouth (formerly the Yarmouth Community Center) is a local nonprofit organization dedicated to facilitating improvements to public facilities so they can be accessed and enjoyed by residents of all ages and abilities. The organization is currently fundraising and planning for ADA improvements and other building enhancements at the East Main Street Community House.

Friends of Yarmouth has been working collaboratively with Yarmouth Community Services and the Town’s Engineer, Steve Johnson, to advance plans to rehabilitate the existing medical loan closet and to update the remainder of the building to meet current ADA accessibility standards. These improvements are intended to expand access, improve functionality, and ensure the facility can continue to serve the community well into the future.

Representatives of the nonprofit plan to provide the Town Council with an update on the project status, outline their vision for the improvements, and request advancement of a Town Council endorsement in support of their efforts. Town staff will be available to answer questions and provide additional context as needed.

Item 4: Continued review of the FY27 Tax Increment Financing Development Fund Budget

Contact	Yarmouth Town Council EDAB
Recommended Action	For discussion purposes only.
Attachment	No Attachment
Process	

Background:

The Town Council will continue its review of the draft FY27 Tax Increment Financing (TIF) Development Fund budget as part of its annual budget process.

As part of this discussion, the Town Council will consider a recent recommendation from the Economic Development Advisory Board (EDAB) to provide funding for the Venture Forward small business support program in FY27.

The Town Council’s review may include discussion of priorities, funding levels, and next steps needed to advance the draft budget toward adoption. Members of EDAB may be present to provide context and respond to questions regarding their recommendation. Town staff will also be available to answer questions and assist the Council throughout the discussion.

Item 5: Review and Advancement of April 30, 2026 Town Council Voting Meeting Agenda and Suggested Motions

Contact	Yarmouth Town Council Scott LaFlamme, Town Manager
Recommended Action	Review and Advancement of April 30, 2026 Town Council Voting Meeting Agenda
Attachment	No Attachment
Process	<pre> graph LR A[Town Council Workshop] --> B[Operations Committee] B --> C[Town Council Voting] </pre>

Background:

The Yarmouth Town Council typically holds three public meetings each month, generally scheduled for the first three Thursday evenings at 7:00 PM. The first Thursday is reserved for a workshop meeting, during which the full Council reviews a slate of agenda items, often accompanied by supporting documents or presentations. These items are discussed and, in most cases, forwarded to the voting meeting held on the third Thursday of the month. Operations Committee meetings usually take place on the second Thursday and provide additional time for the Council to workshop items scheduled for a vote the following week. To support this process, a standing action item is included on all Operations Committee agendas to allow for continued discussion, if needed.

Item 6: Review of Town Council Rules to Consider Potential Amendments Regarding the Reading of Written Testimony Submitted by Residents Not in Attendance (New Business)

Contact	Yarmouth Town Council
Recommended Action	Review and advance item to an upcoming workshop agenda, if appropriate.
Attachment	No Attachment
Process	<pre> graph LR A[Operations Committee] --> B[Town Council Workshop] B --> C[Town Council Voting] </pre>

Background:

The Town Council will discuss whether to amend the Town Council Rules to address the handling of written testimony submitted by residents who are unable to participate in Council meetings either in person or virtually.

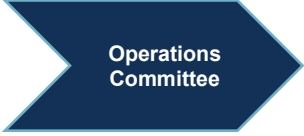
Currently, residents may submit written comments on agenda items; however, the Town Council Rules do not explicitly address whether, or under what circumstances, Council members may read submitted testimony aloud during meetings.

Any changes to the Town Council Rules would be intended to ensure a fair and consistent approach to public input while respecting the Council’s role, meeting structure, and time constraints.

This agenda item is for discussion and policy direction.

New Business on the Town Council agenda provides a formal opportunity for Councilors to introduce, discuss, and explore new policy ideas, issues, or concepts that are not yet fully developed or scheduled for action. Items placed under New Business are often early-stage topics, raised in response to emerging community concerns, recent requests, changes in circumstances, or ideas generated by Councilors, boards, staff, or residents.

Item 7: Executive Session (as needed and introduced by the Town Council or Town Manager)

Contact	Scott LaFlamme, Town Manager
Recommended Action	Enter into Executive Session, if needed.
Attachment	No Attachment
Process	

Background:

The Town Council may, in limited circumstances, meet in executive session (a closed portion of a public meeting) as authorized under the Maine Freedom of Access Act (FOAA), 1 M.R.S. §405. Executive sessions are intended to allow confidential discussion of specific matters where public deliberation could cause harm, prejudice negotiations, or violate privacy or legal protections. They are exceptions to the general requirement that meetings be open to the public and must be narrowly applied.