Medford City Council
Medford, Massachusetts

The Seventeenth Regular Meeting, October 13, 2026

This meeting took place in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

CALL TO ORDER

President Zac Bears called the Seventeenth Regular Meeting of the Medford City Council to order in the Council Chambers and via Zoom.

ROLL CALL

Present: President Bears; Vice President Lazzaro; Councilor Callahan; Councilor Leming; Councilor Mullane; Councilor Scarpelli; Councilor Tseng. Seven members were present and no members were absent. Inside the Rail: City Clerk Laurel Siegel.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, and RECORDS

26-168 - Resolution to Invite Residents to Ward 5 Neighborhood Meeting on October 20th
Offered by Liz Mullane, City Councilor

Be it Resolved by the Medford City Council that we invite the residents of Ward 5 to attend the Ward 5 Neighborhood Meeting on October 20th at 7PM at the Missituk Elementary School. This meeting will be hosted by Councilor Callahan and Councilor Tseng, and residents are welcome to attend and discuss improvements they would like to see in their neighborhood.

For more information and for a Zoom link when it is available, please visit the City Council Agenda Portal.

26-176 - Resolution to Invite Residents to the Harvest Your Energy Festival on October 17th
Offered by Isaac Bears, Council President

Be it Resolved by the Medford City Council that we invite residents to attend the Harvest Your Energy Festival on Saturday, October 17th from 12:00 to 3:00 pm at Riverbend Park.

For more details about the event visit https://medfordenergy.org/gogreen/harvest-your-energy-festival/

26-177 - Resolution to Invite Residents to Sarah Bradlee Fulton Day on October 17th
Offered by Isaac Bears, Council President

Be it Resolved by the Medford City Council that we invite residents to attend Sarah Bradlee Fulton Day on Saturday, October 17th from 10:00 am to 12:00 pm at the Salem Street Burying Ground

For more details about the event please visit the City of Medford Events Calendar.

Motion by Councilor Scarpelli to join and approve Papers 26-168, 26-176, and 26-177, seconded by Councilor Callahan. Approved on a Voice Vote of Seven in favor, Zero opposed.

Records

The Records of the Meeting of September 29, 2026 were passed to Councilor Tseng, who found them to be in order.

Motion to approve by Councilor Tseng, seconded by Councilor Scarpelli. Approved on a Voice Vote of Seven in favor, Zero opposed.

Reports of Committees

24-033 – Committee of the Whole, September 30, 2026

Motion to approve by Councilor Scarpelli, seconded by Councilor Leming. Approved on a Voice Vote of Seven in favor, Zero opposed.

Councilor Scarpelli extended a public thank you to Councilor Leming for his service and welcomed him back to Medford.

Motion by Councilor Scarpelli to take Paper 26-142C out of order, as amended by Councilor Callahan to take papers 26-180, 26-178, and 26-093 out of order, seconded by Councilor Mullane. Approved on a Voice Vote of Seven in favor, Zero opposed.

MOTIONS, ORDERS and RESOLUTIONS

26-142C - City Council Response to Paper 26-142
(Fire Chief Evans and Funding for City Solicitor)
Offered by the City Council

Be it Resolved by the Medford City Council that we request that Fire Chief Evans appear before the Council at the October 13th meeting to answer questions.

Be it Further Resolved that we request an answer from the Mayor regarding whether if the full year of the City Solicitor's salary were to be funded by the Council, would the Mayor post that Job and hire a Solicitor or would she use those funds for other outside counsel.

Addressing the Council:
Jeremiah O'Brien, President, Medford Firefighters Local 1032
Brian Honeycutt, Secretary for the Union
Bob Jones, Treasurer for the Union

Motion by Councilor Scarpelli to send the following questions to the Administration, seconded by Councilor Tseng:

- Do we have an understanding for the education credits and payments to our firefighters under their contract?
- For the two suits that have been settled, why haven't those two firefighters been put back on duty?
- How many Level 1 grievances has the Fire Chief dealt with without further escalation?

Motion amended by Councilor Tseng to add the following additional question, seconded by Councilor Scarpelli:

- Is the Administration agreeing to do an outside audit and review with a public report on the legal practices of the City?

Approved on a Roll Call Vote of Seven in favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

26-180
Reappropriations of Capital Stabilization Fund for Medford Public Schools
Submitted by Mayor Breanna Lungo-Koehn

MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

October 7, 2026

Via Electronic Delivery
To the Honorable President and
Members of the Medford City Council
Medford City Hall
85 George P. Hassett Drive
Medford, MA 02155

Re: Reappropriations of Capital Stabilization Projects Funding

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body, in accordance with the attached FY27 Capital Budget Changes memorandum dated August 21, 2026 outlined by the School Department and approved by the School Committee on August 24, 2026, approve the following funds to be reappropriated from the listed projects to the proposed projects.

From Project	To Proposed Project	Amount
Add railings to Caron Theater	Replace Intercom Systems at the Brooks, Roberts, and Missituk Schools.	$ 20,000
Flooring/Rug replacement Auditorium/Library		$100,000
Auditorium Seating Repair		$ 50,000
Caron Theater Lighting		$ 40,000
	Total:	**$210,000**

From Project	To Proposed Project	Amount
Roberts Hot Water Tank Replacement	Brooks Chiller Repairs	$ 39,254
	Expanded Scope for Brooks Turf Repairs	$109,000
	Supplement Funding the McGlynn Fridge/Freezer Condenser Replacement	$ 20,008
	Roberts drainage repairs	$ 36,000
	Roberts fire pump repairs	$ 5,040
	Total:	**$209,302**

A representative from the School Department will be available to speak to these requests.

Thank you for your kind attention to this matter.

85 George P. Hassett Drive, Medford, MA 02155
781-396-5500 * www.medfordma.org

MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

Respectfully submitted,

Breanna Lungo-Koehn
Mayor

Enclosure

Medford Public Schools

489 Winthrop Street, Medford, Massachusetts 02155 Kenneth Lord, Chief Operations Officer

TO: Suzanne Galusi

FROM: Kenneth Lord

RE: FY27 Capital Budget Changes

DATE: August 21, 2026

I recommend the following changes to our FY27 capital budget:

- The State's supplemental budget appropriation provided funding for the following projects included in our capital budget request.. Besides the items below, we completed the railings for the Caron Theater railings in FY26 and do not need the $20,000 budgeted for that project. We can either return the $210,000 to the city or request the funds to replace the intercom systems at the Brooks, Roberts and Missituk Schools.
  - $100,000 Flooring/Rug replacement McGlynn
  - $50,000 Auditorium Seating repair McGlynn
  - $40,000 of the $100,000 funding for Caron Theater lighting repairs
- Reallocate $250,000 Roberts Hot Water Tank project.
  - This project cost was based on an electrification study and the replacement of the gas fired hot water tanks. One tank failed in FY26 and had to be replaced. The consultants for the accelerated repair project have advised against electrification at this time because of the high cost. We recommend replacing the second hot water tank with a gas fired unit for approximately $22,000 and the remaining funds be allocated for:
    - $39,254 Brooks Chiller repairs
    - $109,000 for expanded scope for Brooks turf repairs
    - Approximately $25,000 to supplement funding the McGlynn Fridge/Freezer condenser replacement
    - $36,000 Roberts drainage repairs
    - $5,040 Robers fire pump repairs

Cc. Noel Velez

It is the policy of Medford Public Schools to ensure equal opportunity without discrimination or harassment on the basis of race, color, religion, sex, sexual orientation, gender identity, age, disability, marital status, citizenship, national origin, genetics, or any other characteristic protected by law. Medford Public Schools prohibits any such discrimination or harassment.

Addressing the Council:
Kenneth Lord, Chief Operations Officers for Medford Public Schools

Motion by Councilor Callahan to approve, seconded by Vice President Lazzaro. Approved on a Roll Call vote of Seven in favor, Zero opposed.

MOTIONS, ORDERS, AND RESOLUTIONS

26-178 - Resolution to Discuss a PILOT and Community Benefits Framework for Medford
Offered by Isaac Bears, Council President, Justin Tseng, City Councilor

WHEREAS, the Medford City Council has previously sought to establish a more transparent and representative framework for Payments in Lieu of Taxes (PILOT), including through Papers 20-021 and 20-053, which resulted in the preparation of a draft PILOT Commission ordinance, and the Council's 2024–2025 Governing Agenda subsequently contemplated a Community Benefits Agreement Ordinance providing for community participation in negotiations with major development projects and nonprofit institutions; and

WHEREAS, Medford's last written PILOT agreement with Tufts University expired in 2018, the subsequent arrangement was not memorialized in a publicly available written agreement, and Medford currently lacks a permanent, publicly established process through which residents and the City Council can participate in defining and negotiating PILOT contributions and community benefits; and

WHEREAS, large nonprofit institutions and major development projects can have significant and lasting impacts on Medford's neighborhoods, housing, infrastructure, public services, and finances, and the City would benefit from a transparent and consistent framework for community participation, institutional dialogue, negotiated community benefits, and public accountability;

BE IT RESOLVED, that the Medford City Council discuss the development of a comprehensive PILOT and Community Benefits framework, including revisiting and updating the previously drafted PILOT Commission

Addressing the Council:
Leslie Kramer
Nick Giurleo
Micah Kesselman
David Anderson
Anita Nagem
Jim Dioguardi
Charles De Palma
Angela Murphy
Andrew Castagnetti
Jennifer Yanco

Motion by Councilor Scarpelli to refer the matter to the Committee of the Whole, seconded by Councilor Tseng. Approved on a Voice Vote of Seven in favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

26-093
Veto and Objection to Amendments to the Medford Zoning Ordinance - Boston Avenue Neighborhood Corridor District
Submitted by Mayor Breanna Lungo-Koehn

WHEREAS, at the Fifteenth Regular Meeting of the Medford City Council on September 15, 2026 the Council voted to approve the Amendments to the Medford Zoning Ordinance - Boston Avenue Neighborhood Corridor District as follows:

Motion to adopt the CD board recommendations; remove footnote #6 regarding the stepback for North Street; amend 94-9.8.5(3)(j) to read “Up to 20% of total residents may be non-students. The management team shall document these residential categories at the start of each semester and report to the City upon request. All other residents shall be enrolled at an educational institution.”; and to approve the Boston Avenue zoning to be ordained, made by Councilor Scarpelli, seconded by Councilor Tseng.

Motion to amend motion of Councilor Scarpelli on the main paper to change Purpose Built Student Housing in the BA3 subdistrict from special permit to by right made by Councilor Leming, seconded by Vice President Lazzaro. Motion to amend failed on a vote of three in favor, four opposed (Councilors Callahan, Mullane, Scarpelli, and Tseng opposed).

Motion on B paper to refer questions to legal counsel regarding Section 94-9.8.5(3)(j) language requiring regarding a specific residency or a specific school to legal counsel and

Purpose Built Student Housing as by-right vs by special permit as part of the clean up zoning, made by Councilor Scarpelli, seconded by Councilor Tseng. Approved on a Roll Call vote of Seven in favor, Zero opposed.

Vote on original motion: Approved on a Roll Call vote of Seven in favor, Zero opposed.

Motion to reconsider Boston Avenue Zoning made by Councilor Tseng, seconded by Councilor Callahan. Motion approved on a Roll Call vote of Six in favor, One opposed (President Bears).

Motion to adopt the CD board recommendations; remove footnote #6 regarding the stepback for North Street; amend 94-9.8.5(3)(j) to read “Up to 20% of total residents may be non-students. The management team shall document these residential categories at the start of each semester and report to the City upon request. All other residents shall be enrolled at an educational institution.”; and to approve the Boston Avenue zoning to be ordained, made by Councilor Scarpelli, seconded by Councilor Tseng.

Motion to amend motion of Councilor Scarpelli on the main paper to change Purpose Built Student Housing in the BA3 subdistrict from special permit to by right made by Councilor Leming, seconded by Vice President Lazzaro. Motion to amend approved on a vote of four in favor, three opposed (Councilors Callahan, Mullane, and Scarpelli opposed).

Motion on B paper to refer questions to legal counsel regarding Section 94-9.8.5(3)(j) language requiring language regarding a specific residency or a specific school to legal counsel and Purpose Built Student Housing as by-right vs by special permit as part of the clean up zoning, made by Councilor Scarpelli, seconded by Councilor Callahan. Approved on a Roll Call vote of Seven in favor, Zero opposed.

Vote on original motion: Approved on a Roll Call vote of Seven in favor, Zero opposed; and

WHEREAS, on September 23, 2026 Mayor Breanna Lungo-Koehn issued a veto of the Boston Avenue Neighborhood Corridor District zoning amendment with objections related to the Purpose Built Student Housing by-right use in the BA-3 subdistrict (attached in packet); now, therefore:

Be it Resolved by the Medford City Council that we will review the Mayor's veto of the Boston Avenue Neighborhood Corridor District and the specific objections to the ordinance submitted by the Mayor to the City Council.

The full text of the Boston Avenue Neighborhood Corridor District Zoning may be viewed in the Records of the Fifteenth Regular Meeting of the City Council at https://medfordma.portal.civicclerk.com/

Addressing the Council:
Danielle Evans, Senior Planner
Ralph Kline
Marie Elena Derrian
Nick Giurleo
Paul Gerety
Laura Longsworth
Charles DePalma
Judy Weinstock
Leslie Kramer
Anita Nagem
Micah Kesselman
Mary Anne Adduci
Angela Murphy
Bridgeen McFadden

Motion by Councilor Scarpelli for a B Paper to request that the Mayor remove from the City’s website the untrue information relating to the Boston Avenue zoning vote by the Council, seconded by Councilor Mullane. Approved on a Voice Vote of Seven in favor, Zero opposed.

Motion by Councilor Scarpelli for Purpose Built Student Housing in the BA3 Subdistrict to be by special permit rather than by right, seconded by Councilor Mullane. Motion failed on a Roll Call Vote of Three in Favor, Four Opposed (Councilor Leming, Councilor Tseng, Vice President Lazzaro, and President Bears opposed).

Motion by Councilor Tseng to override the Mayo'rs veto of the Boston Avenue zoning and to ordain BANCD as finally adopted by the Council on September 15, 2026, seconded by Councilor Callahan. Approved on a Roll Call Vote of Seven in favor, Zero opposed.

MOTIONS, ORDERS, AND RESOLUTIONS

26-142B – City Council Response to Paper 26-142 (Law Department Appropriations)
Offered by City Council

Motion by Councilor Tseng to table, seconded by Councilor Leming. Approved on a Voice Vote of Seven in favor, Zero opposed.

26-179 - Resolution to Request an Update from the Mayor Regarding the City Charter
Offered by Isaac Bears, Council President and Justin Tseng, City Councilor

Whereas, the voters of the City of Medford approved a new City Charter at the last municipal election on November 4th, 2025; and

Whereas, members of the City Council and School Committee met with the Mayor and representatives of the City Administration several times this year regarding City Charter implementation; and

Whereas, the City Administration has not provided a formal response to the City Council and School Committee regarding City Charter Implementation; and

Whereas, the City Clerk has not received any communication regarding the City Charter, a copy of the finalized language, and how it should be codified in the City's Municode; and

Whereas, the City Council and City Clerk are not aware whether the state has been informed regarding the City Charter; now, therefore:

Be it Resolved by the Medford City Council that we urgently request that the City Administration submit the City Charter and the certification from the Department of Elections to the City Clerk to be codified in Municode.

Be it Further Resolved that we urgently request that the City Administration meet with the City Council and School Committee to finalize an implementation plan for the City Charter.

Be it Further Resolved that the City Administration provide an update on the submission of the City Charter to all relevant state agencies.

Motion by Councilor Scarpelli to table, seconded by Councilor Tseng. Approved on a Voice Vote of Seven in favor, Zero opposed.

26-181 - Order to Transfer and Authorize the Sale of McCormick Avenue Parcels
Offered by George Scarpelli, City Councilor, and Isaac Bears, Council President

Whereas, the City is the owner of two parcels of land located on McCormack Avenue, each containing 3,600 square feet, more or less, identified as the Assessors' as Parcels F-13/37 and F-13/38, and described in Certificate of Title No. 166463 filed with the Middlesex South Registry District of the Land Court (together, the "City Property");

Whereas, the City Property has been vacant and unused since the City acquired the City Property in 1950 pursuant a tax taking, and is surplus to the needs of the City;

Whereas, there is an urgent need to promote and develop affordable housing in the City of Medford and the region;

Whereas, the sale of the City Property will benefit the City by putting the City Property to productive and tax-generating uses; and

Whereas, the proceeds of said sale may be used by the City for the purpose of promoting affordable housing; and

Whereas, now that the Affordable Housing Trust has been operating for over a year and the Council has reviewed the AHT annual action plan since the vote of the Council not to approve a

similar order in April 2025.

NOW, THEREFORE, BE IT ORDERED BY THE MEDFORD CITY COUNCIL:

1. That the City Council hereby declares that the City Property is surplus to the needs of the City and available for disposition; and
2. That the City Council hereby transfers the care, custody and control of the City Property from the tax custodian for tax title purposes to the Mayor for general municipal purposes and/or for the purpose of disposition on such terms and conditions as is in the best interests of the City; and
3. That the Mayor be authorized to convey the City's right, title and interest in said City Property, provided that said sale is in compliance with the provisions of General Laws Chapter 30B, the Uniform Procurement Act, and to take any and all other action as may be necessary or appropriate to accomplish said disposition; and
4. That this order shall take effect upon passage.

Motion by Councilor Scarpelli to table, seconded by Councilor Tseng. Approved on a Voice Vote of Seven in favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

26-133
Capital and General Stabilization Fund Appropriation Requests
(Request 2 - Police Chief Search)
Submitted by Mayor Breanna Lungo-Koehn

Motion by Councilor Leming to table, seconded by Councilor Scarpelli. Approved on a Voice Vote of Seven in favor, Zero opposed.

26-142
Supplemental Appropriation for the Fiscal Year 2027
Submitted by Mayor Breanna Lungo-Koehn

Motion by Councilor Scarpelli to table, seconded by Vice President Lazzaro. Approved on a Voice Vote of Seven in favor, Zero opposed.

PUBLIC PARTICIPATION

Addressing the Council:
Micah Kesselman
Andrew Castagnetti

UNFINISHED BUSINESS

26-003	**Appointment of a City Messenger for 2026 and 2027**	
IN CITY COUNCIL	JANUARY 6, 2026	
TABLED		
26-063	**Resolution to Update the Ordinance Establishing the Medford Commission for Persons with Disabilities**	
IN CITY COUNCIL	JULY 14, 2026	APPROVED FOR FIRST READING
ADVERTISED	JULY 30, 2026	MEDFORD TRANSCRIPT & SOMERVILLE JOURNAL

IN CITY COUNCIL AUGUST 4, 2026 ELIGIBLE FOR THIRD READING

Reports Due/Deadlines

16-574	University Accountability Report (Next Report Due in November 2026)
22-026	Quarterly Presentation on City's Financial Health by Chief Financial Officer/Auditor
22-027	Monthly Copy of Warrant Articles from Chief Financial Officer/Auditor

ADJOURNMENT

Motion to adjourn made by Vice President Lazzaro, seconded by Councilor Tseng. Approved on a Voice Vote of Seven in Favor, Zero opposed.

President Bears adjourned the meeting.

A true copy, Attest.



Laurel Siegel
City Clerk