



Medford City Council
Medford, Massachusetts

The Twelfth Regular Meeting June 23rd, 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.

To submit written comments, please email REliseo@medford-ma.gov.

CALL TO ORDER

President Bears called the meeting to order at 7:32 P.M. on June 23rd, 2026, in the City Council Chamber on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom.

ROLL CALL

Present: President Bears; Councilor Callahan; Vice President Lazzaro; Councilor Leming (zoom); Councilor Mullane; Councilor Tseng; Councilor Scarpelli. Inside the Rail: Acting City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS,

AND RECORDS

26-116 - City Councilor City Councilor Resolution to Celebrate Marie Cassidy and Her Years of Service and Devotion to the Children and City of Medford



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
June 23, 2026	Isaac Bears, Council President, Justin Tseng, City Councilor
AGENDA ITEM	
26-116 - Resolution to Celebrate Marie Cassidy and Her Years of Service and Devotion to the Children and City of Medford	
FULL TEXT AND DESCRIPTION	
Be it Resolved by the Medford City Council that we congratulate Marie Cassidy on her retirement as Director of the Medford Family Network and thank her for decades of public service to the City of Medford, especially her 33 years as the heart and soul of the MFN, which has been essential to building thriving childhoods and community connections for generations of children and parents in our city.	
RECOMMENDATION	
FISCAL IMPACT	
ATTACHMENTS	
None	

Councilor Tseng motioned to Approve (seconded by Councilor Mullane) – Approved on a Roll call vote of Seven in favor, Zero opposed

The Records of the Meeting of June 9, 2026, were passed to Councilor Callahan

The Records of the Special Joint Meeting of June 11, 2026, were passed to Councilor Leming

Reports of Committees

26-107 - Committee of the Whole, June 9, 2026, Report

26-094 - Public Health and Community Safety Committee, June 16, 2026, Report to Follow

24-354 and 26-024 - Resident Services and Public Engagement Committee, June 16, 2026, Report to Follow

Councilor Callahan motioned to Approve with amendments (seconded by Councilor Tseng) – Approved on a Roll call vote of Seven in favor, Zero opposed

MOTIONS, ORDERS, AND RESOLUTIONS

26-117 - Resolution to Support Rent Stabilization Campaign and Legislative Compromise Efforts (WITHDRAWN)

June 23, 2026,

Isaac Bears, Council President,
Anna Callahan, City Councilor, Matt
Leming, City Councilor

26-117 - Resolution to Support Rent Stabilization Campaign and Legislative Compromise Efforts

Whereas, the rising cost of housing in the City of Medford continues to create significant financial strain for renters, placing seniors, working families, and essential workers at risk of displacement and housing insecurity; and

Whereas, housing affordability remains one of the most pressing concerns among Medford residents; and

Whereas, housing instability contributes to broader community challenges, including disruption to students, classrooms, and families, negative impacts on physical and mental health, and the weakening of neighborhood cohesion; and

Whereas, rent stabilization is a critical tool that can help prevent displacement, provide predictability for tenants, and promote long-term community stability; and

Whereas, stabilizing rents may also support the local economy by allowing residents to remain in Medford, with sustainable housing costs allowing them to contribute even more to local businesses and the broader community; and

Whereas, current Massachusetts law prohibits municipalities from enacting rent stabilization policies, necessitating action at the state level; and

Whereas, a proposed initiative petition for the November 2026 ballot and legislation currently under consideration by the Massachusetts Legislature both seek to enable rent stabilization policies; and

Whereas, these proposals include exemptions for owner-occupied buildings with four or fewer units and for newly constructed housing during an initial period, protecting tenants and small-scale landlords while encouraging new housing development; now, therefore:

Be it Resolved by the Medford City Council that we hereby express our support for both the initiative petition entitled “An Initiative Petition to Protect Tenants by Limiting Rent Increases” and the legislation entitled “An Act enabling cities and towns to stabilize rents and protect tenants”; and

Be it Further Resolved that we urge the Massachusetts Legislature to work with the Homes for All Coalition and the groups representing developers and real estate companies to approve the compromise legislation they negotiated to avert a ballot question campaign and to advance policies that protect tenants, prevent displacement, and strengthen communities across the Commonwealth; and

Be it Further Resolved that the City Clerk is hereby requested to transmit a copy of this resolution to the Attorney General, the Governor of the Commonwealth, the Mayor of Medford, the Senate President, the Speaker of the House, and all members of Medford’s legislative delegation.

President Bears stated that the Resolution has been withdrawn

SUSPENSION OF REGULAR ORDER OF BUSINESS

Vice President Lazzaro motioned to suspend the rules and take papers 26-127, 26-120 and 26-125 out of order (seconded by Councilor Callahan) – Approved on a roll call vote of Seven in favor, Zero opposed

COMMUNICATIONS FROM CITY OFFICERS AND EMPLOYEES

26-127 - Resolution to Establish a Special Education Reserve Fund for Medford

Resolution to Establish a Special Education Reserve Fund for Medford

WHEREAS the Medford Public Schools district experiences significant and recurring volatility in special education expenditures, driven by statutory obligations to provide appropriate services and by student enrollment changes occurring throughout each school year;

WHEREAS the number of students requiring special education services in Medford has grown substantially over the past three years, with a 2% cumulative increase in students with Individualized Education Plans (IEPs), an 83% increase in students requiring 1:1 paraprofessional support, a 24% increase in students with Out-of-District (OOD) placements, and a 7% increase in students requiring specialized transportation, placing increasing pressure on the district's annual budget;

WHEREAS the number of students requiring special education services fluctuates significantly during the school year as new students enter the district with existing IEPs, students transfer out of district, and ongoing evaluations identify additional students requiring services not anticipated when the budget was created;

WHEREAS in FY 2025-2026 alone, Medford experienced an influx of “move-ins” during the year of 73 additional students (a 4% increase) with IEPs, 8 students requiring 1:1 paraprofessionals (29% increase), 2 students requiring Out-of-District placements, and 19 additional students requiring specialized transportation, creating unbudgeted costs that forced the district to reallocate funds from other line items;

WHEREAS special education expenditures in Medford increased 27% between FY2023 and FY2025, while corresponding funding from the general fund and grants increased only 17% during the same period, widening the gap between obligations and resources;

WHEREAS the federal Individuals with Disabilities Education Act (IDEA) grant, which accounts for approximately 5% of Medford's total special education funding, faces growing instability from federal budget disputes and shifting policy priorities, evidenced locally by an approximately 8% reduction in Medford's IDEA allocation between FY2024 and FY2025, further straining the district's capacity to meet its obligations to students with disabilities;

WHEREAS Massachusetts General Law, Chapter 40, Section 13E authorizes municipal and regional school districts to establish a special education reserve fund that can be used in future years for these unanticipated or unbudgeted costs of special education, out of district (OOD) tuition, transportation and recovery high school tuition;

WHEREAS M.G.L. Chapter 40, § 13E enables the establishment of a special education reserve fund through a majority vote of both the Medford School Committee and the Medford City Council to mitigate these fiscal risks provided that the fund balance does not exceed 2% of the annual net school spending amount established for the school district;

WHEREAS the establishment of such a fund provides a proactive, strategic approach to planning for unforeseeable special education costs and to provide stability in the delivery of public education that could otherwise be adversely impacted by unanticipated expenses;

WHEREAS, a key advantage of a special education reserve fund over other reserve mechanisms is that it may earn interest, enabling the district to build reserves strategically year over-year and access funds whenever needed through the required approval process, rather than being limited to single-fiscal-year reimbursement programs;

WHEREAS, the Medford School Committee has determined that establishing this fund is prudent financial management aligned with the District's responsibility to provide a stable, high quality educational environment for all students while exercising responsible stewardship of

public funds; now, therefore, be it

Resolved, that the Medford School Committee:

1. Accepts the provisions of Massachusetts General Laws Chapter 40, Section 13E thereby authorizing the establishment of a Special Education Reserve Fund, pending secondary approval through a majority vote by the Medford City Council;
2. Directs the Superintendent to email a copy of this resolution the President of the Medford City Council and the Acting City Clerk and request that they place this resolution, or similar, on their June 23, 2026 Council Agenda for their vote;
3. Establishes a Special Education Reserve Fund for the Medford Public Schools to pay, without further appropriation, for unanticipated or unbudgeted costs of:
 - a. Special education services and programming;
 - b. Out-of-district tuition for students requiring specialized educational placements;
 - c. Special education transportation services (both in-district and out-of-district);
 - d. Recovery high school program tuition;
 - e. Extraordinary expenses related to special education staffing, evaluation, and assessment services that were not anticipated in the current fiscal year's operating budget, provided that any such expense funded through the reserve shall be incorporated into the district's annual operating budget in the subsequent fiscal year and may not be funded from the reserve in consecutive fiscal years;
4. Specifies that the reserve fund shall be funded through:
 - a. Transfers of year-end balances and surpluses from the annual school operating budget approved by the Medford School Committee;
 - b. Free cash appropriations as determined by the Medford School Committee and City Council;
 - c. Interest and earnings on the fund balance, which shall automatically be credited to the fund;
 - d. Any other permissible revenue sources as approved by majority vote of both the School Committee and City Council;
5. Requires that any distribution from this fund be authorized by a majority vote of both the School Committee and the City Council;
6. Requires that all distributions and transfers from the Special Education Reserve Fund shall be approved only by a majority vote of both the Medford School Committee and the Medford City Council, and that no distribution shall be made without prior written request from the District Superintendent or designated school administrator documenting the necessity for the withdrawal;
7. Limits the maximum balance of the reserve fund to 2% of the annual net school spending established for the school district, in accordance with state law;
8. Establishes a minimum balance of \$200,000 in the interest bearing reserve fund once that level has been achieved, below which transfers out shall not be permitted;
9. Affirms that the Special Education Reserve Fund is complementary to, and shall not replace, other district financial management practices including the Circuit Breaker reimbursement program, budgeting for anticipated special education costs, and maintaining emergency reserves for general operating contingencies; and
10. Directs the School Committee to report to the community annually on the status of the Special Education Reserve Fund and its role in maintaining fiscal stability and program quality in special education services.

Addressing the Council:

Superintendent Galusi

Finance Director Velez

Building Committee member Parks

Vice President Lazzaro motioned to Approve (seconded by Councilor Scarpelli) –
Approved on a Roll call vote of Seven in favor, Zero opposed

COMMUNICATIONS FROM THE MAYOR

26-120 - Free Cash and Retained Earnings Appropriations

June 16, 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: Free Cash and Retained Earnings Appropriations

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves the appropriations of:

1. Free Cash in the amount of Ten Million, Ninety-Nine Thousand, Two Hundred Seventy Dollars and Four Cents (\$10,099,270.04) on the following items:

- \$7,447,658.04 to replenish the Capital Stabilization Fund back to \$13 million (would contain
- \$5,552,341.96 if the Capital Stabilization Fund appropriation request is approved);
- \$1,355,311.55 for snow and ice deficit;
- \$1,281,300.45 for FY23 and FY24 for patrol, superiors and dispatch union's retro; and
- \$15,000.00 for a feasibility study for a project labor agreement for the construction of the
- new Medford High School.

As of the submission of this request, the balance of free cash is \$21,012,459.

2. Retained Earnings from the Water & Sewer Enterprise in the amount of Five Hundred Sixty Thousand Dollars and Zero Cents (\$560,000.00) on the following item:

- \$560,000.00 to replenish the Water & Sewer Capital Stabilization Fund back to \$2 million (currently contains \$1,440,000.00).

As of the submission of this request, the balance retained earnings in the water & sewer enterprise is \$5,091,021.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor

Addressing the Council:
Chief of Staff Nazarian
Finance Director Dickenson

Public Comment:
Frank Callahan President Mass Building Trade union
Ilene Lerner Medford resident

Councilor Tseng motioned to Approve (seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in favor, Zero opposed

26-125 - Main Street Corridor – Order to Acquire Easements, Order of Taking and Order of Alteration of Layout

June 18, 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: Main Street Corridor – Order to Acquire Easements, Order of Taking and
Order of Alteration of Layout

Dear President Bears and City Councilors:

As you are aware, the City is working in coordination with MassDOT to construct traffic and safety improvements to the Main Street corridor, beginning just south of Thomas St. and extending just north of the westbound Mystic Valley Parkway (Route 16) on- and off-ramps. The work area also extends on Mystic Ave (Route 38) from Main St. to just beyond Union St. The project will add traffic signals to three major intersections and include roadway mill and overlay, intersection geometry revisions, and improvements to sidewalks, bus lanes, bicycle lanes, crosswalks, signage, and pavement markings.

The federal funding granted for this project requires that the right-of-way be in complete ownership and physical control of the City. A survey prepared for the project identified nine (9) private properties that contain public infrastructure. The City needs to acquire permanent and temporary easements as part of the project to facilitate the reconstructions of sidewalks, driveway entrances, and relocating overhead wires. The project also requires the City to alter the layouts of Main Street and Mystic Avenue to include within said layouts the public infrastructure on private properties. The layout alterations have been approved by the Mayor and by the Community Development Board.

Enclosed are the following documents for your consideration: a City Council Order to acquire the easements; the Order of Taking, to take the easements by eminent domain; an Order of Alteration of Layout to alter the layout of Main Street and Mystic Avenue; the Alteration Plan; and the recommendation of the Community Development Board.

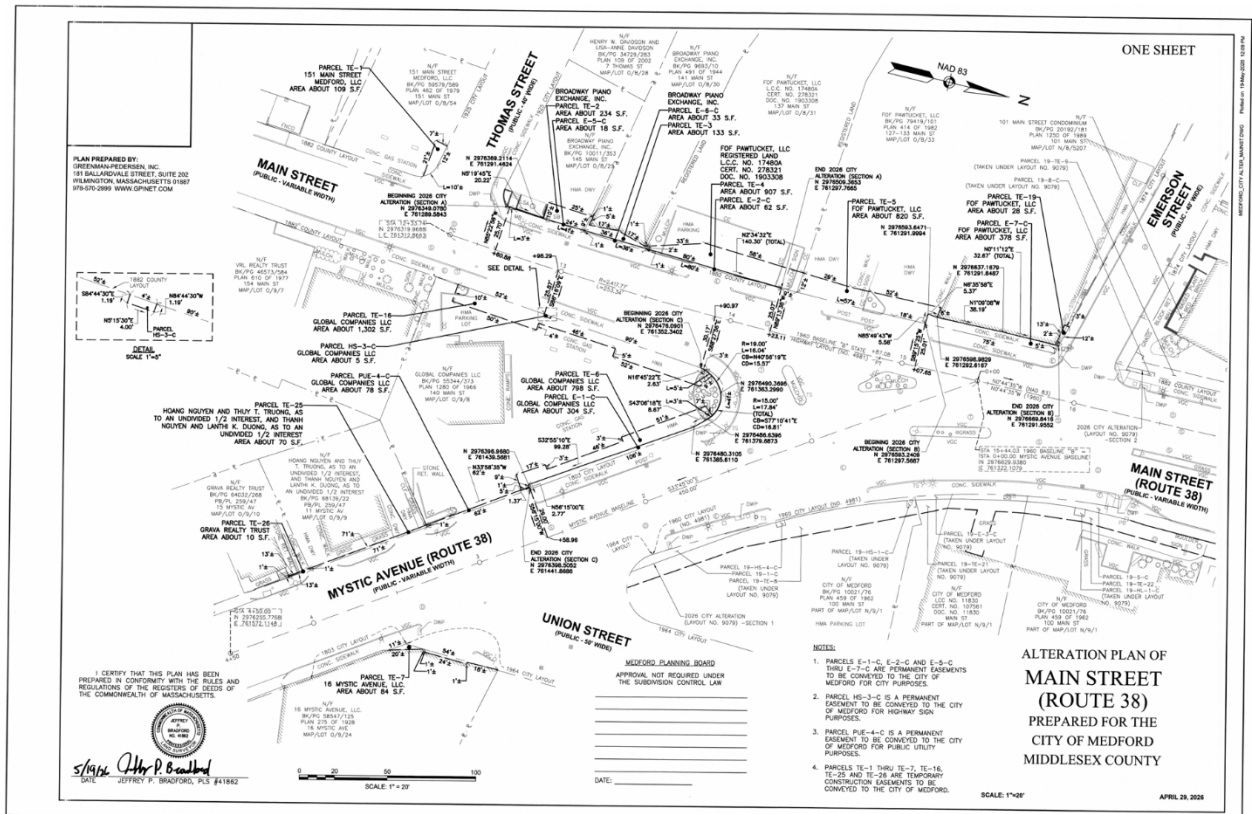
The easements were appraised by a certified General Appraiser, and those appraisals were reviewed by a certified General Review Appraiser to establish just compensation for the easements. Written offers were sent to all nine (9) property owners via certified mail on May 6, 2026. Assistant City Engineer Sierra Schatz has been in contact with each owner to answer questions and address concerns throughout this process beginning with the initial contact letter sent in February 2026.

I respectfully request that the City Council vote to adopt the Order approving the acquisition of the easements and to execute the Order of Taking, effectuating the acquisition, and the Order of Alteration of Layouts at your regular June 23, 2026 meeting.

Assistant City Engineer Sierra Schatz will be in attendance to answer questions on this matter.

Thank you for your kind attention to this matter.

Sincerely,
Breanna Lungo-Koehn
Mayor



Public Participation:
Miccah Kessleman Medford resident
Owen Wartella City Engineer
Hong Wei Medford Business Owner
Tuijun Medford Business Owner
Sierra Shatz Assistant City Engineer

Councilor Scarpelli motioned to Table to July 14th meeting (seconded by Councilor Callahan) – approved on a Roll call vote of Seven in Favor, Zero opposed

26-118 - Resolution to Appeal Deficient Public Records Response of City Administration Regarding Legal Matters

June 23, 2026 George Scarpelli, City Councilor

26-118 - Resolution to Appeal Deficient Public Records Response of City Administration Regarding Legal Matters

Whereas, on April 29, 2026, the City Council, through its President, Isaac B. Bears filed a public records request to the Law Department, Janice Spencer, seeking various public records. This request is set forth in Council Paper 26-077; and

Whereas, the Council's April 29, 2026, request for public records was substantially based on the failure of the administration to respond to a request for records and information sent to it by the Council in February 2026 in Council Paper 26-043; and

Whereas, on May 13, 2026, Janice Spencer filed a request with the Public Records Division seeking an additional thirty (30) days to respond to the Council's request. The request for an extension of thirty days to respond was granted by the Supervisor of Public Records on May 19, 2026: and

Whereas, on Tuesday, June 16, 2026, Nina Nazarian, on behalf of the administration sent a series of five emails to the City Council to which she attached a small handful of settlement agreements including one that included a “confidentiality” provision in spite of the fact that the Mayor had previously stated to the Council that “...the city does not have any non-disclosure agreements”.; and

Whereas the extended period for the City to respond had expired; now, therefore:

Be it Resolved by the Medford City Council that, in light of the sparse and inadequate response of the administration along with the questionable veracity of its prior statements, we authorize, by roll call vote, an appeal of the administration's response to the Secretary of State's Office, Public Records Division.

Public Comment:

Simon Alcindor Medford
Miccah Kessleman Medford
Laurie Krieger Medford
Steve South Medford
Nina Nazarian Chief of Staff
Andrew Castignetti Medford

Councilor Tseng motioned to Approve (seconded by Vice Preesident Lazzaro) –
Approved on a Roll call vote of Seven in Favor, Zero opposed

26-119 - Resolution for Administration to Prepare 1/12th Budget Due to Missing Financial Information

June 23, 2026

George Scarpelli, City Councilor

26-119 - Resolution for Administration to Prepare 1/12th Budget Due to Missing Financial Information

Be it resolved that in light of the administration's repeated failure to provide the Council with information regarding lawsuits, claims, costs and other financial impact of "lawsuits, claims, administrative proceedings, arbitrations and other legal actions" which would allow it to properly discern whether to approve the budget submitted by the Mayor, that the Council vote to reject the budget submitted by the Mayor and, instead, vote that the mayor submit a "1/12" budget which is a "continuing appropriation budget ... on a month to month basis for a period not to exceed three months" pursuant to G.L. c. 44, § 32

Councilor Scarpelli motioned to Tabled to end of the meeting (seconded by Councilor Tseng) – Approved on a Roll call vote of Seven in favor, Zero opposed

COMMUNICATIONS FROM THE MAYOR

26-105 - Free Cash Appropriation for Affordable Housing Trust

May 20, 2026
Via Electronic Delivery

To The Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Use of Free Cash

Dear President Bears and City Councilors:

Considering the importance that both your Honorable Body and I have placed on Affordable Housing, I respectfully request and recommend that your Honorable Body approves the appropriation of Free Cash in the amount of Two Hundred and Fifty Thousand Dollars and Zero Cents (\$250,000.00) for the Affordable Housing Trust.

The balance of free cash before this vote is \$21,012,459.

Housing Planner Katherine Buckingham and Chairwoman Lisa Anne Davidson will be present to address the Council.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor

Councilor Leming motioned to Approve (seconded by Vice President Lazzaro) –
Approved on a Roll call vote of Seven in favor, Zero opposed

26-121- Free Cash Appropriation for Medford Family Network

June 16, 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: Free Cash Appropriation

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approves the appropriation of Free Cash in the amount of One Hundred Thousand Dollars and Zero Cents (\$100,000.00) for the Medford Family Network (MFN) for a grant to bridge a funding gap that MFN has identified, given the loss of funding from one of their major funders, the Children's Trust.

MFN has identified a funding need of \$240,000 for FY27. Fortunately, through efforts by our state delegation, School Committee members, and myself, Tufts University is donating \$50,000, the Cummings Foundation is providing a \$100,000 grant for a period of 3 years, and Senator Jehlen has been working hard on a \$100,000 budget amendment.

This free cash appropriation, together with other funding sources that have been secured or are currently being pursued, will enable the City to begin developing a formal grant agreement this summer. In the meantime, MFN can rely on grant funds it has already received, or expects to receive, to support operations through at least the first quarter. If funding for MFN is not provided in the upcoming state budget, I will work with you all to increase the amount of funds available for the City's one-time grant for MFN to avoid any shortfalls.

We want to be clear that negotiating and executing the grant agreement will take time, and we are working to ensure the process is completed thoughtfully and in accordance with all legal requirements. As of the submission of this request, the balance of free cash is \$21,012,459.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor

Addressing the Council:
Nina Nazarian Chief of Staff

Vice President Lazzaro motioned to Approve (seconded by councilor Mullane) –
Approved on a roll call vote of Seven in favor, Zero opposed

26-112 - Request for Food Truck Permits for "Tandoor + Curry" and "Revly" - Medford Square Fest: Brews, Bites & Beats

May 21, 2026
Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall Medford,
MA 02155

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Tandoor + Curry
Date + Time: 06/13/2026 - 12:00 PM – 5:00 PM, 08/01/2026 - 12:00 PM – 5:00 PM
Location: Clippership Pop-up 75 Riverside Drive Medford, MA 02155
Event: Medford Square Fest: Brews, Bites & Beats
About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.
Sincerely, Breanna Lungo-Koehn,
Mayor

May 21, 2026
Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall Medford, MA 02155

Re: Food Truck Permit

Dear President Bears and Members of the City Council:

On behalf of the below entity, I respectfully submit to the Medford City Council the following request for a "food truck" permit in the City of Medford. In addition to City Council approval, vendors are required to adhere to Health Department food safety requirements.

Business Name: Revly
Date + Time: 07/18/2026 - 12:00 PM – 5:00 PM 07/25/2026 - 12:00 PM – 5:00 PM 08/08/2026 - 12:00 PM – 5:00 PM
Location: Clippership Pop-up 75 Riverside Drive Medford, MA 02155
Event: Medford Square Fest: Brews, Bites & Beats
About the Event: Family-friendly event with free music, a beer tent, and food.

Thank you for your kind attention to this matter.
Sincerely, Breanna Lungo-Koehn,
Mayor

Councilor Scarpelli motioned to Approve (seconded by Vice President Lazzaro) –
Approved on a Roll call vote of Seven in favor, Zero opposed

26-122 - Community Preservation Committee Appropriation Request - Royall House and Shiloh Baptist Church

June 16, 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: FY26 CPA Appropriation Requests – Royall House Emergency Perimeter Wall Repair
and Shiloh Baptist Church ADA Improvements Final Contingency

Dear President Bears and City Councilors:

On behalf of the Community Preservation Committee, I respectfully request and recommend that your Honorable Body approve the following FY26 recommendations of the Community Preservation Committee:

Requesting the appropriation of \$38,000.00 from the CPA General Reserve to the Royall House Association, to fund emergency perimeter wall repairs at the Royall House and Slave Quarters Museum; and

Requesting the appropriation of \$70,000.00 from the CPA General Reserve to Shiloh Baptist Church of Medford, to provide final contingency funding for their ADA Improvements project.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letters are attached and incorporated. Community Preservation Act Manager Theresa Dupont will be in attendance to address the Council.

Thank you for your consideration.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor



Funding Recommendation Decision

June 10, 2026

Applicant Name: Royall House Association

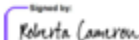
Applicant Address: 15 George Street, Medford MA 02155

Project: Emergency Perimeter Wall Restoration

On June 9, 2026, the City of Medford Community Preservation Committee ("CPC") voted 8-0 to recommend to City Council that the Royall House Association be awarded \$38,000.00 of Community Preservation Act ("CPA") funds for the Royall House Emergency Perimeter Wall Restoration project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring historical resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.
2. The Applicant shall provide a technical report on the safety of the lead flashing material used during the restoration that addresses any leaching or toxicity and demonstrates that it is within acceptable limits, as determined by the Massachusetts Department of Public Health, to the Community Preservation Act Manager.
3. Applicant will ensure that the Massachusetts Historical Commission, as the holder of the Preservation Restriction on the Property, approves the restoration project, including the mortar mix color and profile.

Signed by:


Roberta Cameron, Chair
Community Preservation Committee

Funding Recommendation Decision

May 13, 2026

Applicant Name: Shiloh Baptist Church of Medford

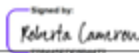
Applicant Address: 1 Holton Street, Medford, MA 02155

Project: Shiloh Baptist Church | ADA Improvement Final Contingency

On May 12, 2026, the City of Medford Community Preservation Committee ("CPC") voted 8-0 to recommend to City Council that Shiloh Baptist Church of Medford be awarded \$70,000 of Community Preservation Act ("CPA") final contingency funding for their ADA Improvement Project. In reaching their decision, the CPC found that the project meets the CPA objective of preserving and restoring historical community resources.

Conditions of Approval:

1. The rehabilitation shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.



Roberta Cameron, Chair
Community Preservation Committee

Councilor Leming motioned to Approve (seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in favor, Zero opposed

26-123 - Capital Stabilization Fund Appropriation Request - Curtis/Tufts Capital Needs Assessment

June 16, 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: Capital Stabilization Fund Appropriation Request

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approve an appropriation from the Capital Stabilization Fund in the amount of Seventeen Thousand Five Hundred Dollars and Zero Cents (\$17,500.00) to fund a Capital Needs Assessment of the Curtis Tufts High School in support of planning for the building's future use.

The Capital Stabilization Fund has a balance of \$5,569,841.96.

Director of Facilities David MacIntyre will be available for questions.

Thank you for your kind attention to this matter.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor

Addressing the Council:

David MacIntyre Facilities Director

Vice President Lazzaro motioned to Approve (seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in favor, Zero opposed

26-124 - Personnel Ordinance Amendments - Director and Assistant Director of Health and Human Services

June 16, 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: Personnel Ordinance Amendments

Dear President Bears and City Councilors:

I respectfully request and recommend that your Honorable Body approve the following amendments to the Revised Ordinances Chapter 66 entitled "Personnel," Article II entitled "Reserved" (the city's "Classification and Compensation Plan)," formerly included as Art. II §§, 66-31—66-40, by adopting the following changes, effective July 1, 2026:

Amendment A

The language of "CAF-12" shall be amended to remove "Prevention & Outreach Manager" and the language of "CAF-13" shall be amended to include the following position:

"Assistant Health and Human Services Director"

Amendment B

The language of "CAF-19" shall be amended to remove "Director of Public Health" and replace it with the following position:

"Director of Health and Human Services"

Director of Public Health MaryAnn O'Connor will be available to speak on this request.

Respectfully submitted,
Breanna Lungo-Koehn
Mayor

Councilor Scarpelli motioned to Approve for 1st Reading (seconded by Vice President Lazzaro) – Approved on a Roll call vote of Seven in favor, Zero opposed

MOTION

Councilor Tseng motioned to take paper 26-126 out of order (seconded by Councilor Scarpelli) – Approved on a roll call vote of Seven in favor, Zero opposed

COMMUNICATIONS FROM THE MAYOR Cont.

26-126 - Fiscal Year 2027 Budget Submission – Supplemental Appropriations

June 16, 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: Fiscal Year 2027 Budget Submission – Supplemental Appropriations

Dear President Bears and City Councilors:

As you know, pursuant to M.G.L. c. 44, §32, I respectfully request and recommend that your Honorable Body approve the proposed Fiscal Year 2027 General Fund Budget, Public, Educational and Governmental (PEG) Access Special Revenue Fund and Water/Sewer Enterprise Fund Budget as outlined my letter dated June 4, 2026 which appears in the City Council’s June 9, 2026 Regular Meeting packet.

As part of City Council and Mayor budget negotiations, this offer is conditioned upon the Council approving the budget as proposed, without any reductions, I am also requesting and recommending the following supplemental appropriations to the Fiscal Year 2027 General Fund budget.

The total in supplemental appropriations is \$112,929.00, as outlined in the following table:

Department	2027 Salaries	2027 Ordinary	Total Supplemental
Legislative	25,000.00	-	25,000.00
Executive	15,000.00	5,000.00	20,000.00
Law	22,230.00	-	22,230.00
Recreation	25,000.00	-	25,000.00
Library	20,696.00	-	20,696.00
TOTAL SUPPLEMENTAL			112,926.00

And to meet these appropriations, the sum of One Hundred Twelve Thousand, Nine Hundred Twenty-Six Dollars and Zero Cents (\$112,926.00) be raised and appropriated from the Fiscal Year 2027 tax levy.

Thank you for your kind attention to this matter and for negotiating a solid FY27 budget that includes a number of key priorities, important to both the Council and me.

Sincerely,
Breanna Lungo-Koehn
Mayor

Public Participation:
Simon Alcindor Medford
Miccah Kessleman Medford
Barry Ingber Medford

Councilor Scarpelli motioned to Approve (seconded by Vice President Lazzaro) – Approved on a Roll call vote of Seven in favor, Zero opposed

26-061 - Fiscal Year 2027 Budget Submission – Revised

June 18, 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: Fiscal Year 2027 Budget Submissions - Revised

Dear President Bears and City Councilors:

Pursuant to M.G.L. c. 44, §32, I respectfully request and recommend that your Honorable Body approve the proposed Fiscal Year 2027 General Fund Budget, Public, Educational and Governmental (PEG) Access Special Revenue Fund and Water/Sewer Enterprise Fund Budget.

The total submitted appropriation for all departments, including schools, is \$217,375,456.13

Department	2027 Salaries	2027 Ordinary	Total Request
Assessor	428,049.09	164,280.00	592,329.09
Legislative	244,774.00	50,100.00	294,874.00
Executive	610,560.33	124,068.99	734,629.32
Finance	635,079.45	262,740.00	897,819.45
Treasury/Collections	513,531.29	300,675.00	814,206.29
Law	230,866.60	298,700.00	529,566.60
Information Technology	125,191.04	396,120.00	521,311.04
Clerk	347,606.71	16,950.00	364,556.71
Elections	325,498.78	160,100.00	485,598.78
Licensing Commission	4,500.00	400.00	4,900.00
Conservation Commission	5,750.00	1,100.00	6,850.00
Planning, Develop. & Sustainability	722,105.83	150,100.00	872,205.83
Community Development Board	14,300.00	300.00	14,600.00
Zoning Board of Appeals	12,500.00	0.00	12,500.00

Historic District Commission	1,500.00	3,500.00	5,000.00
Historical Commission	0.00	35,000.00	35,000.00
Cable	0.00	0.00	0.00
Hornel Commission	5,400.00	0.00	5,400.00
Bicycle Commission	0.00	2,200.00	2,200.00
Building	880,527.48	230,363.00	1,110,890.48
Electrical	345,542.72	444,725.00	790,267.72
Facilities	290,794.55	1,921,500.00	2,212,294.55
Police	16,711,653.91	771,145.00	17,482,798.91
Traffic Supervisors	371,025.00	9,000.00	380,025.00
Traffic Commission	4,500.00	26,000.00	30,500.00
Fire	15,282,563.88	726,500.00	16,009,063.88
Emergency Management	8,840.00	400.00	9,240.00
Parking	796,749.44	292,440.00	1,089,189.44
Recreation	682,126.96	0.00	682,126.96
Library	1,822,565.52	598,500.00	2,421,065.52
DPW-Highway	2,804,960.06	12,206,796.86	15,011,756.92
DPW-Cemetery	823,798.97	262,859.00	1,086,657.97
DPW-Parks	632,524.81	305,100.00	937,624.81
DPW-Engineering	643,645.83	92,833.20	736,479.03
DPW-Forestry	439,888.96	173,200.00	613,088.96
Health	883,980.46	158,437.00	1,042,417.46
Council on Aging	190,486.03	16,582.00	207,068.03
Human Resources	306,061.21	57,122.50	363,183.71
DEI	130,461.76	18,900.00	149,361.76
Veteran's	140,527.28	301,132.00	441,659.28
Contractual Agreements	377,250.00	0.00	377,250.00
Workers' Compensation	1,183,000.00	30,000.00	1,213,000.00
Insurance	33,273,325.00	809,875.00	34,083,200.00
Pensions	84,043.00	17,467,242.00	17,551,285.00
Bonds & Interest	0.00	6,050,413.63	6,050,413.63
Education	89,100,000.00		89,100,000.00
CITY TOTAL			217,375,456.13

And to meet these appropriations, the sum of Two Hundred Sixteen Million, Six Hundred Twenty Four Thousand, Two Hundred Three Dollars and Eighty One Cents (\$216,624,203.81) be raised and appropriated from the Fiscal Year 2027 tax levy and other general revenues of the City; and that One Hundred Eight Thousand, Seven Hundred Fifty Dollars (\$108,750.00) be transferred from Sale of Cemetery Lots, that Two Hundred Eighty-Eight Thousand, Seven Hundred and Fifty-Nine Dollars and Forty-Four Cents (\$288,759.44) be transferred from Cemetery Perpetual Care funds, and Three Hundred and Fifty-Three Thousand, Seven Hundred Forty-Two Dollars and Eighty-Eight Cents (\$353,742.88) be transferred from Casino Mitigation funds.

Department	2027 Salaries	2027 Ordinary	Total Request
PEG Access Special Revenue Fund	225,101.97	51,000.00	276,101.97
CITY TOTAL			276,101.97

Further, that Two Hundred Seventy-Six, One Hundred One Dollars, and Ninety-Seven Cents (\$276,101.97) be funded by revenue from Cable Access Fees.

Department	2026 Salaries	2026 Ordinary	Total Request
Water/Sewer Budget	2,111,870.47	25,588,171.71	27,700,042.18
Bonds & Interest	-	2,330,862.50	2,330,862.50
WATER/SEWER TOTAL			30,030,904.68

Further, that Thirty Million, Thirty Thousand, Nine Hundred Four Dollars and Sixty-Eight Cents (\$30,030,904.68) be funded by anticipated revenue of the Water & Sewer Enterprise Fund.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor

Addressing the Council:

Nina Nazarian Chief of Staff
Bob Dickinson Finance Director
Simon Alcindor Medford
Miccah Kessleman Medford

B Paper 26-119 - Resolution for Administration to Prepare 1/12th Budget Due to Missing Financial Information

June 23, 2026

George Scarpelli, City Councilor

26-119 - Resolution for Administration to Prepare 1/12th Budget Due to Missing Financial Information

Be it resolved that in light of the administration's repeated failure to provide the Council with information regarding lawsuits, claims, costs and other financial impact of "lawsuits, claims, administrative proceedings, arbitrations and other legal actions" which would allow it to properly discern whether to approve the budget submitted by the Mayor, that the Council vote to reject the budget submitted by the Mayor and, instead, vote that the mayor submit a "1/12" budget which is a "continuing appropriation budget ... on a month to month basis for a period not to exceed three months" pursuant to G.L. c. 44, § 32

Councilor Scarpelli motioned to Approve (seconded by Tseng) – Motion Failed on a Roll call vote of Three in Favor, Four opposed

Vice President Lazzaro motioned to move the question to end debate which require a Two Thirds majority (seconded by Councilor Tseng) – Approved on a Roll call vote of Seven in Favor, Zero opposed

Councilor Tseng motioned to Cut Law department budget by 83% from these specific line items and allow administration to come back to the council with the requested information on legal expenses alongside a request to fund the Law department for the remaining 10 months of the Fiscal year (seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in Favor, Zero opposed

1. 010-151-5110 \$182,576.33
2. 010-151-5302 \$130,000.00
3. 010-151-5761 \$47,666.67
4. 010-151-5762 \$62,500.00
5. 010-151-5763 \$8,333.33

Councilor Tseng motioned to Approve (seconded by Councilor Callahan) – Approved on a Roll call vote of Seven in favor, Zero opposed

Councilor Tseng motioned Approve the Budget as reduced (seconded by Councilor Callahan) – Approved on a roll call vote of Six in Favor, One opposed (Scarpelli)

UNFINISHED BUSINESS

26-092 - ELIGIBLE FOR THIRD READING Amendment to Personnel Ordinance - Wage Adjustment for Non-Union Personnel



**MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN**

May 7, 2025

Via Electronic Delivery

To the Honorable President and
Members of the Medford City Council
Medford City Hall
Medford, MA 02155

Re: Wage Adjustment for Non-Union Personnel

Dear President Bears and City Councilors:

I respectfully request and recommend that the City Council approve the following amendment to the Revised Ordinances Chapter 66 entitled "Personnel," Article II entitled "Reserved" (the city's "Classification and Compensation Plan)," formerly included as Art. II §§, 66-31—66-40, by adopting the following change:

Non-Union Personnel:

- Effective July 1, 2026: increase the base salary of all non-union titles by 2.5%

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-KoeHN
Mayor

Councilor Tseng Motioned to take paper 26-092 from unfished business for Third reading and Approve (seconded by Councilor Callahan) – Approved on a Roll call vote of Six in Favor, one Absent (VP Lazzaro)

Adjournment

Councilor Callahan motioned to Adjourn (seconded by Councilor Mullane) – Approved on a Roll call vote of Seven in favor, Zero opposed

Respectfully Submitted

Richard Eliseo Jr
Acting City Clerk

