



Medford City Council
Medford, Massachusetts

The Twenty-First Regular Meeting, November 18, 2025

City Council

Isaac B. “Zac” Bears
Anna Callahan
Kit Collins
Emily Lazzaro
Matt Leming
George A. Scarpelli
Justin Tseng

This meeting will take place at 7:00 P.M. in the City Council Chamber, 2nd Floor, Medford City Hall, 85 George P. Hassett Drive, Medford, MA and via Zoom.

Zoom Link:

<https://us06web.zoom.us/j/88670069097?pwd=vj9ZQ7yiMpnxEoOMQGuKJ08bYvOcTm.1>
Call-in Number: +13126266799,,88670069097#,,, *979833# Live: Channel 22 (Comcast), Channel 43 (Verizon), YouTube, and medfordtv.org.

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

CALL TO ORDER

President Isaac “Zac” Bears called the meeting to order at 7:24 P.M. on November 18, 2025 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: Councillor Callahan; Vice President Collins; Councillor Lazzaro; Councillor Leming (Zoom); Councillor Scarpelli; Councillor Tseng; President Bears. Inside the Rail: Assistant City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

Records:

The Records of the Meeting of November 12, 2025 were passed to Councilor Tseng

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

Councilor Tseng motioned to suspend the rules take **25-180** out of order (seconded by Councilor Scarpelli) – Approved on a roll call vote of Seven in favor, Zero opposed.

25-180 – Offered by Councilor Scarpelli

Offered Under Suspension

Be it resolved that the City Council send our deepest condolences to the family of George Sacco.

Mr. Sacco dedicated himself to public service as a member of the Medford school committee from 1959 to 1962 and as our State Representative 1963 to 1974

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

COMMUNICATIONS FROM THE MAYOR

25-177- Submitted by Mayor Breanna Lungo-Koehn

November 12, 2025

Via Electronic Delivery

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

Re: Proposed Wage Adjustment for Patrol and Superiors Unions

Dear President Bears and City Councilors:

I respectfully request and recommend that the City Council approve the following amendments to the Revised Ordinances Chapter 66, Article II.

CITY OF MEDFORD AMENDMENT TO REVISED ORDINANCES CHAPTER 66, ARTICLE II

BE IT ORDAINED by the City Council of the City of Medford in Chapter 66 entitled "Personnel," Article II entitled "Reserved" the city's classification and compensation plan, formerly included as Art. II, §§ 66-31—66-40, amend the figures as they presently appear next to the following title by adjusting each to reflect the following percentage wage increases and effective dates:

Police Patrol and Police Superiors:

- Effective July 1, 2022:
 - 2.5% increase the base salary of all Patrol and all Superiors union titles for a Cost of Living Adjustment (COLA).
- Effective July 1, 2023:
 - 3% increase the base salary of all Patrol and all Superiors union titles for a COLA; and
 - 1.5% for implementation of Body Worn Cameras (BWC) and the requirements placed on the members of the Association due to police reform legislation and the implementation of the Peace Officer Standards and Training (POST) Commission.
- Effective July 1, 2024:
 - 3% increase the base salary of all Patrol and all Superiors union titles for a COLA; and
 - 1.5% for implementation of BWC and the requirements placed on the members of the Association due to police reform legislation and the implementation of the POST Commission.
- Effective July 1, 2025:
 - 2.75% increase the base salary of all Patrol and all Superiors union titles for a COLA; and
 - 1% for the Associations agreement allowing the City to petition the legislature to remove the positions of Chief and Deputy Chief from Civil Service.
- Effective July 1, 2026:
 - 2.5% increase the base salary of all Patrol and all Superiors union titles for a COLA.
- Effective July 1, 2027:
 - 2.5% increase the base salary of all Patrol and all Superiors union titles for a COLA.

Human Resources Director Lisa Crowley will be available to answer any questions.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Addressing the Council:

Lisa Crowley Director of Human Resources

Councilor Scarpelli motioned to waive the three readings and Approve (seconded by Councilor Leming) – Approved on a roll call vote of Seven in Favor, Zero Opposed

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

25-175 – Offered by Councilor Scarpelli

City of Medford
MASSACHUSETTS



2025 NOV -7 AM 11:09

Medford, MA November 6 2025

PETITION

To the Honorable, the City Council

Councillors: The undersigned respectfully request an Amendment to our operating hours for our Common Victualer License:

Monday 7am - 1am

Tuesday 7am - 1am

Wednesday 7am - 1am

Thursday 7am - 1am

Friday 7am - 1am

Saturday 7am - 1am

Sunday 7am - 1am

Brief Explanation for the request: to extend food & beverage service to late night patrons - re-establish late night patrons which we had for many prior years

Business Name: KLME INC. DBA Raso's Grille

Business Address: 209 MYSTIC AVENUE

Business Telephone: 781-396-2001

Cellphone #: 781-267-8421

Business Owner: Richard J. Raso Pres.

Signature: R. J. Raso

Addressing the Council:

Richie Raso Owner

Andrew Castinetti Cushing St

Councilor Scarpelli Motioned to Approve with 30,60, 90 day (seconded by Callahan) – Approved on a roll call vote of Seven in favor, Zero opposed

25-170 – Offered by City Clerk Office

**25-170
PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
PROPOSED SCADA BOX BRADBURY AVE & 4th STREET
(NATIONAL GRID PLAN #: **WO-90000220051**)
MEDFORD, MASSACHUSETTS CITY CLERK'S OFFICE**

You are hereby notified that by order of the Medford City Council, the Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, and via Zoom on Tuesday, November 18, 2025 at 7:00 p.m., a link to be posted no later than Friday, November 14, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to Install Bradbury Avenue & 4th Street

Wherefore it requests that after due notice and hearing as provided by law, it be granted a location for and permission to Install a new Regulator Station Supervisory Control and Data Acquisition (SCADA) cabinet in Bradbury Av and 4th Street, WO# 90000220051 originally dated June 18, 2021, revised September 27, 2024 and received and filed in the Office of the City Clerk on October 22, 2025 and available for inspection in the Office of the City Clerk, Medford City Hall, Room 103, 85 George P. Hassett Drive, Medford, Massachusetts 02155.

Honorable City Council:

The Engineering Division received a petition from National Grid for the installation of a new Regulator Station Supervisory Control and Data Acquisition (SCADA) cabinet in Bradbury Avenue in accordance with a Grant of Location Permit Plan GRS-MED-220051 dated June 18, 2021, revised September 27, 2024 (the Plan).

The Engineering Division recommends that this grant of location be approved with the following conditions:

The Plan appears to address comments from the Engineering Division review.

The Engineering Division recommends that this grant of location be approved with the following conditions:

1. The Grant of Location (GOL) is limited to the proposed SCADA cabinet, bollards, and electrical conduits as described in the petition and the Plan.
2. Before starting work, the contractor shall notify Digsafe and shall obtain all applicable permits from the Engineering Division. The project must obtain a Trench permit pursuant to Section 74-141 of the City Ordinances prior to commencing work. At a minimum, the Trench permit application must include a street restoration plan for review and approval.
3. No other utility structures, conduits, duct banks, pipes, or any other appurtenances are adversely impacted. National Grid shall ensure that all sewer, water, and drain lines are marked prior to any excavation. Page 33 of 43
4. The Sidewalk and street restoration shall be done in consultation with the Engineering Division and per the requirements of an approved Trench permit and engineering directive #3. This must include a site inspection with the permit officer to determine extents of pavement, curbing, and sidewalk restoration. The concrete sidewalk must be replaced in-kind and cleanly cut at the control joints. The bituminous concrete pavement over the trench shall be 2-inch milled and overlaid within the public way to an offset approved by the Engineering Division.
5. Pavement markings (if applicable), must be restored.

6. The project site must be swept daily and shall be kept free of debris for the duration of the installation.

7. A detailed Traffic Management Plan (TMP) must be submitted to the Engineering Division for review and approve prior to receiving a Trench Permit. The TMP must include accommodations for pedestrians in addition to vehicles.

8. The Plan indicates crossings at sewer, water, and drain mains with laterals. Gas mains shall maintain a vertical distance of 12-inches from all Medford utilities.

Approved – City Engineer

Call 781-393-2425 for any accommodation/aids

s/Richard Eliseo Jr

Assistant City Clerk

Plans can be viewed in City Clerk's Office, 781-393-2425.

Addressing the Council:

Diana Cuddy National Grid

President Bears opened Public Participation 07:51pm

President Bears closed Public Participation 07:52pm

Councilor Scarpelli motioned to Approve (seconded by Councilor Lazzaro) – Approved on a roll call vote of Seven in favor and Zero opposed.

25-171 - Offered by City Clerk Office

25-171

**PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
PROPOSED INSTALL NEW REGULATOR STATION (SCADA) IN ROSS STREET
(NATIONAL GRID PLAN #: WO-90000220054)
MEDFORD, MASSACHUSETTS
CITY CLERK'S OFFICE**

You are hereby notified that by order of the Medford City Council, the Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, and via Zoom on Tuesday, November 18, 2025 at 7:00 p.m., a link to be posted no later than Friday, November 14, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to Install a new Regulator Station Supervisory Control and Data Acquisition (SCADA) cabinet in Bradbury Avenue.

Wherefore it requests that after due notice and hearing as provided by law, it be granted a location for and permission to Install a new Regulator Station Supervisory Control and Data Acquisition (SCADA) cabinet in Ross Street, WO# 90000220054 originally dated June 29, 2021, revised September 27, 2024 and received and filed in the Office of the City Clerk on October 22, 2025 and available for inspection in the Office of the City Clerk, Medford City Hall, Room 103, 85 George P. Hassett Drive, Medford, Massachusetts 02155.

The following are the recommendations from the Engineering Division:

Honorable City Council:

The Engineering Division received a petition from National Grid for the installation of a new Regulator Station Supervisory Control and Data Acquisition (SCADA) cabinet in Ross Street in accordance with a Grant of Location Permit Plan GRS-MED-220054 dated June 29, 2021, revised September 27, 2024 (the Plan).

The Engineering Division recommends that this grant of location be approved with the following conditions:

The Plan appears to address comments from the Engineering Division review.

The Engineering Division recommends that this grant of location be approved with the following conditions:

1. The Grant of Location (GOL) is limited to the proposed utility pole #5414, a SCADA cabinet, bollards, and electrical conduits as described in the petition and the Plan.
2. Before starting work, the contractor shall notify Digsafe and shall obtain all applicable permits from the Engineering Division. The project must obtain a Trench permit pursuant to Section 74- 141 of the City Ordinances prior to commencing work. At a minimum, the Trench permit application must include a street restoration plan for review and approval. Page 35 of 43
3. No other utility structures, conduits, duct banks, pipes, or any other appurtenances are adversely impacted. National Grid shall ensure that all sewer, water, and drain lines are marked prior to any excavation.
4. The restoration shall be done in consultation with the Engineering Division and per the requirements of an approved trench permit and engineering directive #3. This must include a site inspection with the permit officer to determine extents of pavement, curbing, and sidewalk restoration.
5. The project site must be swept daily and shall be kept free of debris for the duration of the installation.
6. A detailed Traffic Management Plan (TMP) must be submitted to the Engineering Division for review and approve prior to receiving a Trench Permit. The TMP must include accommodations for pedestrians in addition to vehicles.

Approved – City Engineer
Call 781-393-2425 for any accommodations/aids
s/Richard Eliseo Jr
Assistant City Clerk
Plans can be viewed in City Clerk’s Office, 781-393-2425.

Addressing the Council:
Diana Cuddy National Grid

President Bears opened Public Participation 07:52pm
President Bears closed Public Participation 07:53pm

Councilor Scarpelli motioned to Approve (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor and Zero opposed.

HEARINGS

25-160 - Submitted by Office of Planning, Development, and Sustainability

HEARING NOTICE **25-160** **LEGAL NOTICE** **NOTICE OF PUBLIC HEARING** **CITY OF MEDFORD**

The Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via

Zoom on Tuesday, November 12, 2025, at 7:00pm. A link to this hearing will be posted no later than Friday November 7th, 2025.

The Purpose of the hearing is to hear The Medford Community Development Board on the following item: proposed amendment to the City of Medford Zoning Map, specifically to amend the Salem Street Neighborhood Corridor District to rezone the parcels currently zoned MX-2 within the Salem Street and Park Street node to MX-1 as shown on the map entitled, "Salem Street Corridor Zoning" dated March 3, 2025.

Project materials can be viewed in the Office of Planning, Development, & Sustainability, Room 308, or on the City's website at <https://www.medfordma.org/boards-commissions/communitydevelopment-board> and clicking on 'Current CD Board Filings.'

Call 781-393-2501 for any aids/accommodations. T.D.D. 781-393-2516. The City of Medford is an EEO/AA/504 Employer. For additional information, contact the Office of the City Clerk at 781-393-2425.

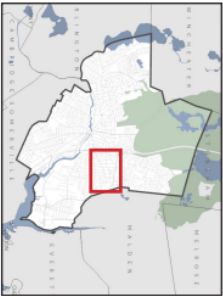
By Order of the Medford City Council
S/Richard Eliseo, Assistant City Clerk

To: City Council President Zac Bears and Honorable Members of the City Council
From: Danielle Evans, Senior Planner, Office of Planning, Development, and Sustainability on behalf of the City of Medford Community Development Board
Date: September 25, 2025
RE: Proposed Amendment to the Salem Street Neighborhood Corridor District

The City of Medford Community Development Board ("CDB") held a public meeting on September 17, 2025 to consider a request from Mayor Lungo-Koehn to initiate a zoning amendment to the Salem Street Neighborhood Corridor District in accordance with the provisions of M.G.L. c.40A, s. 5. The proposed amendment, as described in the attached memorandum from Mayor LungoKoehn to the CDB dated September 15, 2025, would amend the zoning map to change the designation from MX-2 to MX-1 for the parcels within the Salem Street and Park Street node as shown on the map entitled, "Salem Street Corridor Zoning" dated March 3, 2025.

Board members present at the meeting were Acting Chair Adam Behrens, Member John Anderson, Member Sean Beagan, Member Doug Carr, and Member Dina Colagerro. Chief of Staff, Nina Nazarian appeared before the Board and presented the request. After consideration of the request, the CDB voted unanimously 5-0 to submit the zoning amendment to City Council as presented.

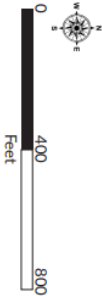
cc: Breanna Lungo-Koehn, Mayor
Nina Nazarian, Chief of Staff
Alicia Hunt, Director of Planning, Development, and Sustainability
Andrew Dowd,
Acting City Clerk Richard Eliseo, Assistant City Clerk



Salem St Corridor

Zoning
LEGEND

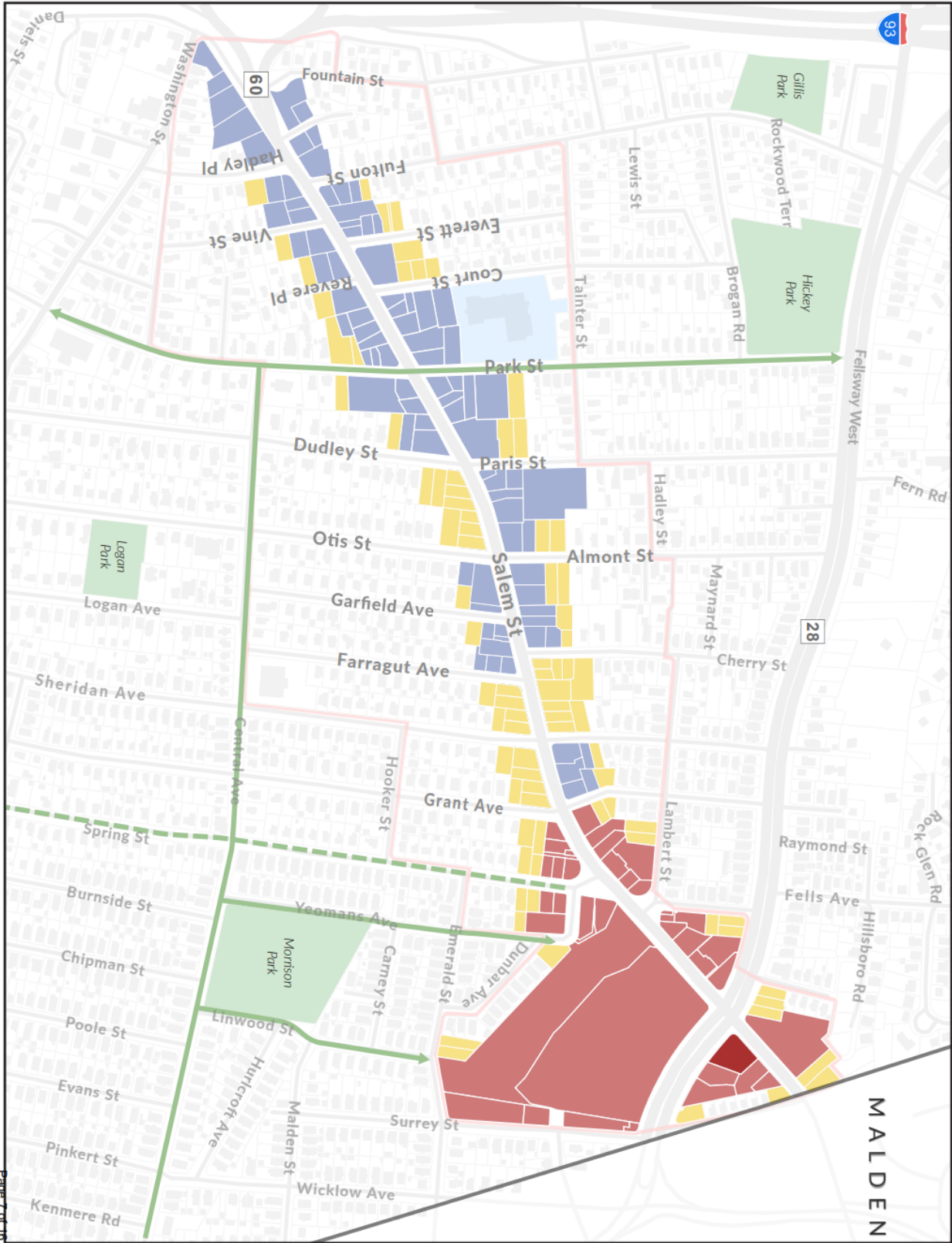
- Mixed-Use 1
- Mixed-Use 2
- Commercial
- MR



Date: 03/03/2025

This map was produced in March 2025 by Immes Associates for the City of Malden using data from MapGIS. Detailed Geographic Information (MapGIS) is the property of the City of Malden. All other rights are reserved. Immes Associates Ltd. is the "Security Provider."



September 15, 2025

Via Electronic Delivery

Community Development Board
Medford City Hall, Room 308
Medford, MA 02155

Re: Salem Street Corridor Zoning Amendment

Dear CD Board Members:

As you know, on March 5, 2025, the Community Development (CD) Board voted to recommend the addition of the Salem Street Corridor District to the City's Zoning Ordinance, along with related amendments (e.g., amendments to the Table of Use Regulations, Dimensional Requirements, etc.) for the City Council's consideration.

One of the CD Board's recommendations was to designate the Salem Street/Park Street node as Mixed-Use 1 (MX-1). However, the City Council did not accept that recommendation and instead designated that node as Mixed-Use 2 (MX-2). Given the significant height differences between MX-1 and MX-2, and in light of concerns I have heard from the community, I continue to support the CD Board's original recommendation.

In accordance with M.G.L. c. 40A, § 5, a Zoning Ordinance/Map Amendment may be initiated "...by a planning board...". Therefore, I respectfully request that the CD Board formally initiate the attached amendment to the Zoning Ordinance and Zoning Map and support a request for the City Council to reconsider the designation.

Respectfully yours,


Breanna Lungo-Koehn

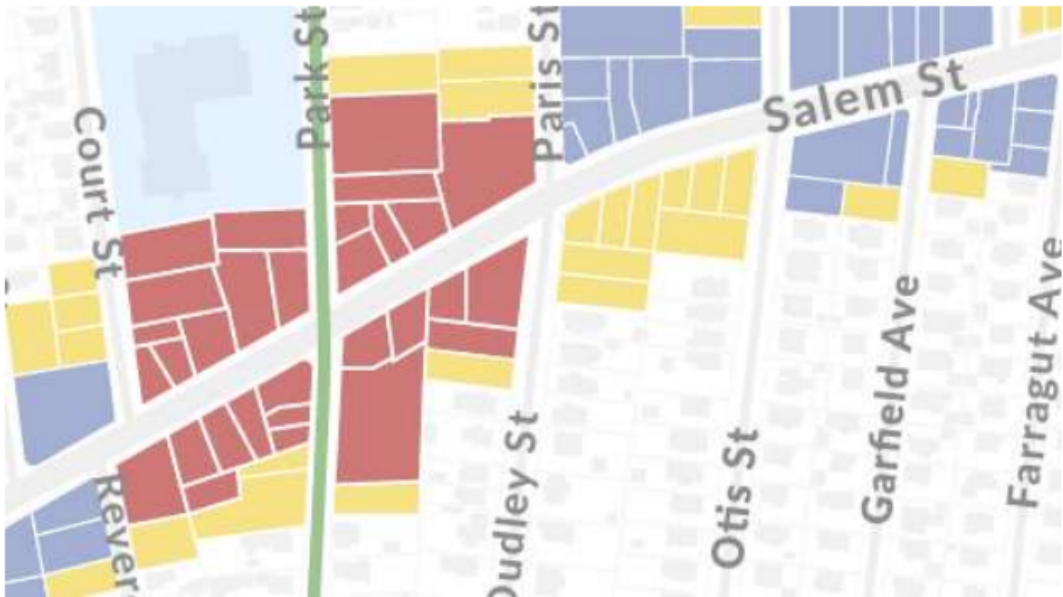
Mayor

Enclosure

cc: Danielle Evans, Senior Planner
Alicia Hunt, Planning, Development and Sustainability Director
Scott Vandewalle, Building Commissioner

Proposed Zoning Ordinance and Map Amendment

That the Medford City Council approve an amendment to the City of Medford Zoning Ordinance and Zoning Map to rezone the land shown on the map below from the Mixed Use-2 Zoning District to the Mixed-Use 1 Zoning District.



Salem Street Corridor

Zoning Legend

- Mixed-Use 1
- Mixed-Use 2
- Commercial
- Multi-unit Residential

Addressing The Council:
Nina Nazarian Chief of Staff

Vice President Collins Motioned to Continue Public Hearing to December 2nd (seconded by Councilor Callahan) - Approved on a Roll call vote of Seven in Favor, Zero Opposed.

Vice President Collins Motioned to take 25-105 off the Table (seconded by Councilor Lazzaro) – Approved on a Roll call vote of Seven in Favor, Zero Opposed.

HEARINGS CONT.

25-159 - Submitted by Board of Assessors

**HEARING NOTICE
25-159
LEGAL NOTICE
NOTICE OF PUBLIC HEARING
CITY OF MEDFORD**

The Medford City Council will hold a Public Hearing in the Howard F. Alden Chambers at Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom on Tuesday, November 18, 2025, at 7:00pm. A link to this hearing will be posted no later than Friday November 14th, 2025.

The Purpose of the hearing is to hear the Board of Assessors on the following items for the purpose of allocation of the FY 2026 Property Tax:

- 1. To determine the residential factor to be used for FY 2026.
- 2. Select an open space discount.
- 3. Select a residential exemption.
- 4. Select a small commercial exemption.

Call 781-393-2501 for any aid/accommodation. T.D.D. 781-393-2516. The City of Medford is an EEO/AA/504 Employer. For additional information, contact the Office of the City Clerk at 781-393-2425.

By Order of the Medford City Council
S/Richard Eliseo, Assistant City Clerk



City of
Medford
Tax
Classification
Hearing

Fiscal Year 2026
Jared Yagjian, MAA
Medford Board of Assessors
November 18, 2025

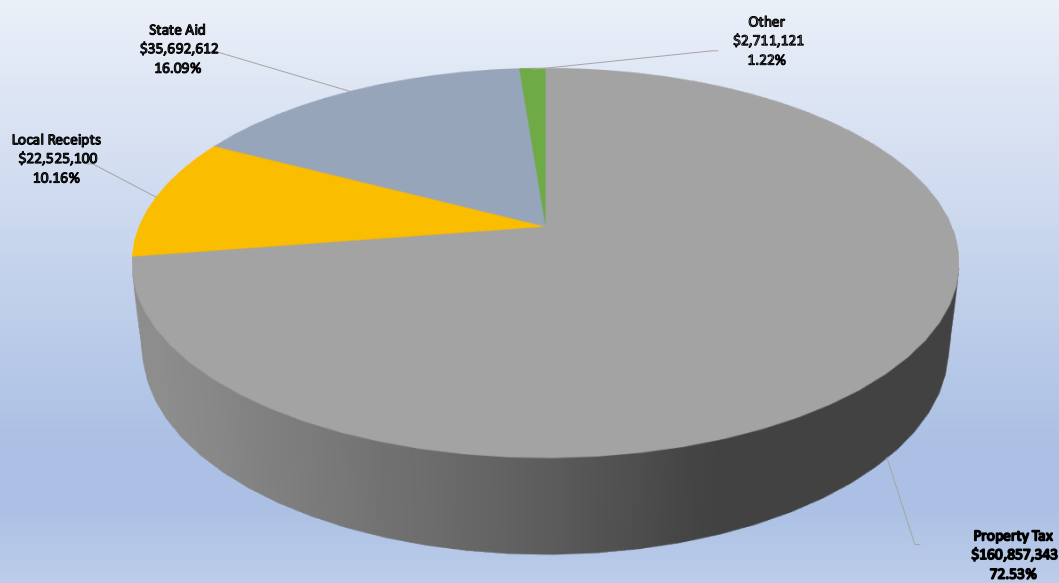
Purpose of the Hearing

To adopt the City’s Tax Policy by allocating or classifying the tax levy among the property types

Action Required by the City Council

- 1. Vote for a single tax rate or maintain up to the 175% shift of the tax levy from the Residential class to the Commercial/Industrial and Personal Property classes
- 2. Vote whether to adopt a residential exemption
- 3. Vote whether to adopt a small commercial exemption

FY26 Budgeted Revenue as amended (\$221.8m)



Property Assessment Review

- Arm’s-length sales data from Calendar Year 2024 were used to establish the Fiscal Year 2026 Assessments. MGL requires that Assessors value properties at a median assessment to sales (ASR) ratio of 90% to 110%
- The Massachusetts Department of Revenue certified Medford’s assessed values for real property and personal property on October 17, 2025

Property Assessment Review (continued)

LA-3 Final Certification Statistics

LA-3 Final Certification Statistics

Status: FORM APPROVED

FINAL CERTIFICATION : FORM APPROVED

MEDFORD - 176 2026

Jurisdiction Medford - 176 Fiscal Year 2026 Go

Submitted with Time Trend

Approved with Time Trend Recompute Statistics

Sales Data From 1/1/2023 To 12/31/2024

Class Analyzed	101	102	104	105	111-112	130-132	300's	400's
Parcels	7,854	3,849	3,861	461	118	681	592	87
Arms Length Sales	185	243	127	12	3	0	13	1
Total Sales Reported	252	258	183	22	5	32	22	2
AL Sales / TS Reported (%)	73.41	94.19	69.40	54.55	60.00	0.00	59.09	50.00
AL Sales / Parcels (%)	2.36	6.31	3.29	2.60	2.54	0.00	2.20	1.15
Median Assessment Sales Ratio	0.94	0.95	0.96	0.94	0.95		0.94	0.92
Average Deviation	4.98	3.28	6.32	7.17	6.42		6.17	
Coefficient Of Dispersion	5.30	3.45	6.58	7.63	6.76		6.56	
Average Proposed Assessment	880,584	732,741	1,023,072	1,315,675	4,201,400		1,324,838	687,900
Average Sale Price	939,488	773,395	1,075,355	1,394,417	4,473,333		1,481,942	750,000
Agg Ratio	0.94	0.95	0.95	0.94	0.94		0.89	0.92

Source: DLS LA-3 Final Certification Statistics

Property Assessment Review (continued)

Percentage Change in Average Assessments by Property Type

Property Type	FY 25 Average	FY 26 Average	Percentage Change
Single Family	\$ 804,889	\$ 860,609	6.92%
Condominium	\$ 578,211	\$ 610,936	5.66%
Two Family	\$ 973,750	\$ 1,018,827	4.63%
Three Family	\$ 1,105,853	\$ 1,182,090	6.89%
Apartments	\$ 6,419,575	\$ 7,440,075	15.90%
Commercial	\$ 1,995,783	\$ 2,075,889	4.01%
Industrial	\$ 2,321,172	\$ 2,390,749	3.00%
Personal Property	\$ 639,300	\$ 769,958	20.44%

*The percentage change is inclusive of new growth in each property type. Calculated from LA4 data.

FY 2026 Average Assessed Values in Surrounding Communities

Municipality	Single Family	Condominiums	Two Family	Three Family	Apartment	Commercial	Industrial
Arlington	\$1,119,993	\$670,337	\$1,164,892	\$1,230,854	\$4,869,809	\$1,424,364	\$1,420,238
Everett	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Malden	\$666,317	\$449,436	\$860,936	\$991,891	\$5,873,547	\$1,864,505	\$2,631,519
Medford	\$860,609	\$610,936	\$1,018,827	\$1,182,090	\$7,440,075	\$2,075,889	\$2,390,749
Somerville	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Stoneham	\$801,126	\$448,806	\$795,765	\$932,833	\$12,955,581	\$1,552,035	\$2,168,490
Winchester	\$1,649,878	\$784,874	\$1,299,081	\$1,477,539	\$13,327,864	\$1,586,609	\$3,080,407

Percent Change Fiscal Year 2025 to Fiscal Year 2026 of Assessed Values in Surrounding Communities

Municipality	Single Family	Condominiums	Two Family	Three Family	Apartment	Commercial	Industrial
Arlington	3.99%	5.55%	2.94%	2.74%	3.71%	6.31%	2.42%
Everett	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Malden	5.87%	5.33%	7.06%	6.97%	8.61%	8.89%	10.37%
Medford	6.92%	5.66%	4.63%	6.89%	15.90%	4.01%	3.00%
Somerville	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Stoneham	4.62%	7.61%	5.02%	6.28%	19.14%	3.18%	3.48%
Winchester	3.36%	5.11%	4.02%	8.61%	5.87%	5.26%	6.98%

% Change is inclusive of new growth

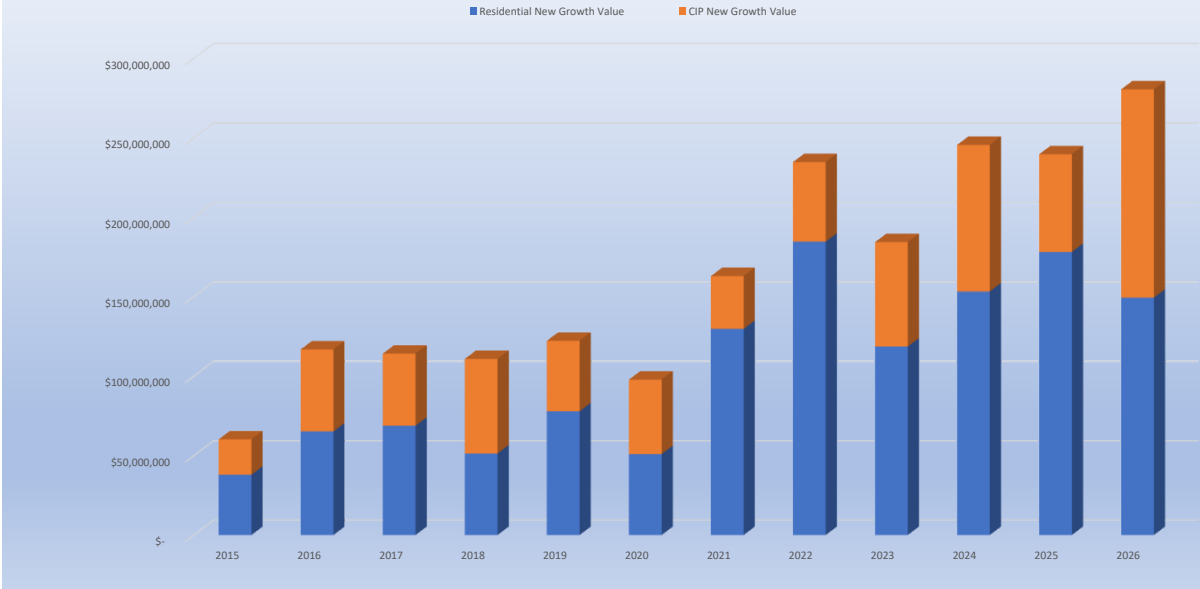
New Growth

- New Growth is defined by the DOR as a dollar increase in the annual levy limit that reflects additions to the community’s tax base since the last fiscal year
- New Growth was certified on October 17, 2025 at \$280,388,145 in Assessed Value, or \$3,534,431 in Tax Levy Growth (based on the FY25 tax rates)
- Residential new growth made up \$1,313,886 while commercial, industrial and personal property new growth totaled \$2,220,545

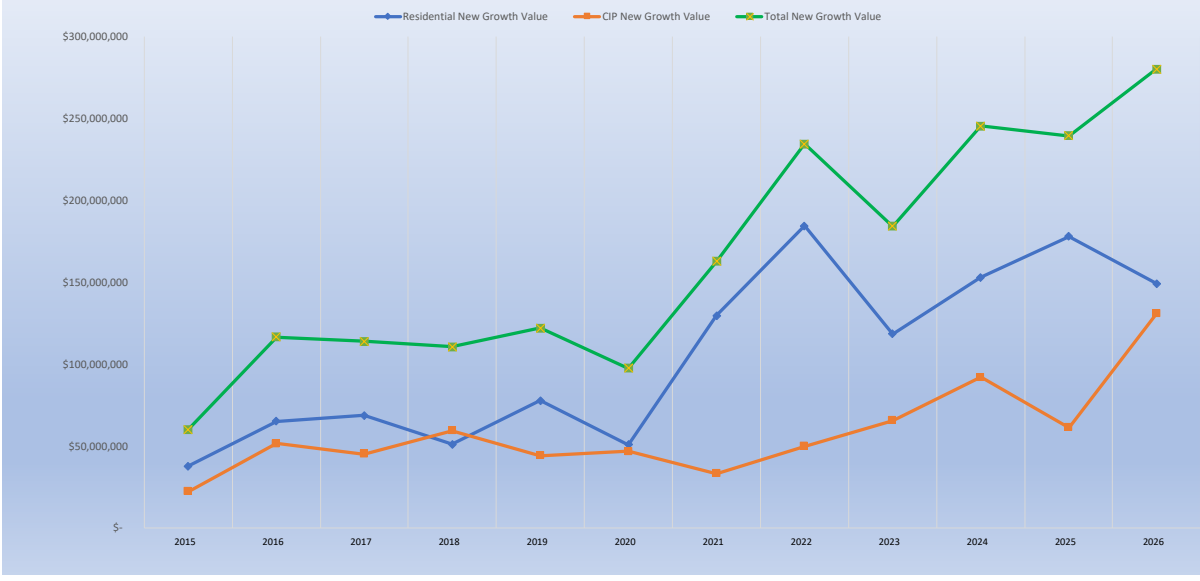
New Growth

Property Class	New Growth Valuation	PY Tax Rate	
			Tax Levy Growth
SINGLE FAMILY (101)	17,424,100		
CONDOMINIUM (102)	12,628,002		
TWO & THREE FAMILY (104 & 105)	14,918,000		
MULTI - FAMILY (111-125)	101,175,500		
VACANT LAND (130-132 & 106)	0		
ALL OTHERS (103, 109, 012-018)	3,159,608		
TOTAL RESIDENTIAL	149,305,210	8.80	1,313,886
OPEN SPACE	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0		
TOTAL OPEN SPACE	0		
COMMERCIAL	26,293,245		
COMMERCIAL - CHAPTER 61, 61A, 61B	0		
TOTAL COMMERCIAL	26,293,245	16.94	445,408
INDUSTRIAL	2,120,500	16.94	35,921
PERSONAL PROPERTY	102,669,190	16.94	1,739,216
TOTAL REAL & PERSONAL	280,388,145		3,534,431

New Growth Value

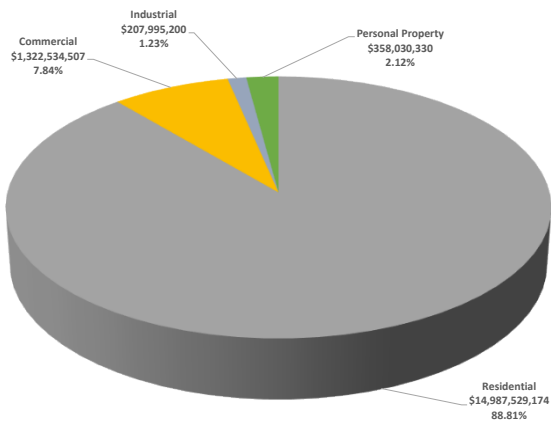


New Growth Value Trends



Fiscal 2026 Value by Class

Fiscal 2026		
Class	Value	% of Value
Residential	\$14,987,529,174	88.81%
Commercial	\$ 1,322,534,507	7.84%
Industrial	\$207,995,200	1.23%
Personal Property	\$358,030,330	2.12%
Total Value	\$16,876,089,211	100.00%



How the Tax Rate is Calculated*

FY2026 Property Tax Levy

\$160,857,343

=0.009532

FY2026 City Taxable Valuation

\$16,876,089,211

\$9.53 per thousand dollars of assessed value if a uniform rate is selected

The Full Shift of 175% will yield a \$8.63 residential tax rate and a

\$16.68 Commercial/Industrial/Personal Property Tax Rate

*All rates are estimates until Medford receives DOR approval for FY26. Shift may need to be rounded for levy limit purposes.

Historical Percent of Levy by Class

Fiscal Year	Residential Percentage of Levy	CIP Percentage of Levy
2017	80.01	19.99
2018	80.68	19.32
2019	81.52	18.48
2020	81.98	18.02
2021	81.64	18.36
2022	82.16	17.84
2023	82.05	17.95
2024	80.75	19.25
2025	80.68	19.32
2026	80.42	19.58

Selection of Minimum Residential Factor

- A residential factor of 1 will result in the taxation of all property at the same rate(single tax rate)
- A residential factor of less than 1 increases the share of the levy raised by Commercial, Industrial and Personal Property (CIP) owners and reduces the share paid by residential property owners (split tax rate)
- The minimum residential factor for the City of Medford for Fiscal Year 2026 is .905494, as calculated by the Massachusetts Department of Revenue guidelines

Residential Factor/Split Rate*

- MGL Ch. 40 § 56 allows a shift of up to 1.75 of the tax burden between the classes of property
- Adoption of a Residential Factor(RF) of 1.0 results in a single tax rate
- Adoption of a RF of .905494 results in a maximum split tax rate
- The impact on the Property Class Rate is as follows:

CIP Factor	Residential	CIP	Residential Levy	Com/Ind/PP Levy
1.00	\$9.53	\$9.53	\$142,856,209	\$18,001,134
1.50	\$8.93	\$14.30	\$133,855,641	\$27,001,702
1.75	\$8.63	\$16.68	\$129,355,358	\$31,501,985

*All rates are estimates until Medford receives DOR approval for FY26.

FY 26 Average Property Tax Bill Examples

Single Tax Rate:	Tax Bill
Avg. Single Family House Value = \$860,609 x \$9.53/1000 = \$8,202	
Avg. Commercial Value = \$2,075,889 x \$9.53/1000 = \$19,783	
Split Rate with CIP 150%:	Tax Bill
Avg. Single Family House Value = \$860,609 x \$8.93/1000 = \$7,685	
Avg. Commercial Value = \$2,075,889 x \$14.30/1000 = \$29,685	
Split Rate with CIP 175%:	Tax Bill
Avg. Single Family House Value = \$860,609 x \$8.63/1000 = \$7,427	
Avg. Commercial Value = \$2,075,889 x \$16.68/1000 = \$34,626	

*Average Tax Bills are rounded

**All rates are estimated until Medford receives DOR approval for FY26

Historical Recap of Average Single-Family Tax Bill

Fiscal Year	Average Single-Family Value	Percentage Value Change YOY	Average Single Family Tax Bill (Split Rate: CIP 175%)	\$ Change YOY	% Change YOY
2016	\$424,189	7.53%	\$4,747	\$132	2.86%
2017	\$475,910	12.19%	\$5,026	\$279	5.88%
2018	\$508,238	6.79%	\$5,204	\$178	3.54%
2019	\$565,215	11.21%	\$5,426	\$222	4.27%
2020	\$615,010	8.81%	\$5,646	\$220	4.05%
2021	\$612,965	-0.33%	\$5,768	\$122	2.16%
2022	\$654,409	6.76%	\$5,903	\$135	2.34%
2023	\$718,458	9.79%	\$6,215	\$312	5.29%
2024	\$768,849	7.01%	\$6,551	\$336	5.41%
2025	\$804,888	4.69%	\$7,083	\$532	8.12%
2026	\$860,609	6.92%	\$7,427	\$344	4.86%

Residential Exemption

This option must be established early in the fiscal year so that residents can apply prior to the setting of the tax rate

- Must be owner-occupied, primary residence to qualify and **must apply with an application as well as supporting documents**
- The reduced value remains within the residential levy percent resulting in a higher residential tax rate
- Residential properties above the breakeven would see an increase in property taxes
- Using FY26 calculations and assumptions:
 - The 35% Exemption had a breakeven of approximately \$1,038,727
 - The Residential tax rate would increase to \$12.29 per \$1000 with this exemption.
- As of FY26, 20 of 351 communities have adopted a residential exemption:
 - *Barnstable, Boston, Brookline, Cambridge, Chelsea, Concord, Eastham, Everett, Malden, Mashpee, Nantucket, Oak Bluffs, Provincetown, Somerville, Tisbury, Truro, Waltham, Watertown, Wellfleet, West Tisbury (10 of the 20 communities are located on Cape and Islands)*

Granting a Small Commercial Exemption

- The City Council may adopt a small commercial exemption
- This exemption is for commercial parcels (property class three) occupied by businesses with an average annual employment of not more than (10) people during the previous calendar year and with assessed values of less than \$1,000,000
- The intent of the exemption is to give a tax reduction to small commercial property owners at the expense of the larger commercial and industrial parcels
- Council can choose an exemption that reduces the taxable valuation of each eligible parcel by a percentage of up to 10%

Classification Vote Summary

1. Selection of a Minimum Residential Factor
 - A Factor of 1 yields a single rate and would result in a \$9.53 rate
 - A Factor of .905494 yields a split tax rate of \$8.63 for residential and \$16.68 for Commercial/Industrial/Personal Property
2. Vote on whether to adopt a Residential Exemption
 - With a low number of non-owner-occupied properties, this shifts a portion of the residential levy from lower-valued residential properties to higher valued properties
 - This decision must be made early in the fiscal year to allow for applications and tax rate setting
3. Vote on whether to adopt a Small Commercial Exemption
 - This exemption is for commercial properties valued under \$1 million and occupied by business(s) with less than ten employees
 - This exemption benefits property owners, typically not small business tenants
 - This shifts up to 10% of the value of those properties to other commercial and industrial properties
 - This decision must be made early in the fiscal year to allow for applications and tax rate setting

Addressing the Council:

Jared Yagjian Chief Assessor

President Bears opened Public Participation 09:24pm

Addressing the Council:

Jennifer Yanko 16 monument St

Andrew Castinetti Cushing St

Robert Carney 50 hicks Av unit 6

President Bears Closed Public Participation 09:34pm

Councilor Callahan Motioned to send B paper to COW to meet with City Administration & Assessor by January to discuss funding for the Assessor's office and research needed for Residential Exemption (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed

Councilor Scarpelli Motioned to Approve tax rate .905494 (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed

Councilor Scarpelli Motioned to not adopt Residential Exemption (seconded by Councilor Lazzaro) – Approved on a roll call vote of Six in favor, One Opposed (President Bears).

Councilor Scarpelli Motioned to not adopt Commercial exemption (seconded by Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed

MOTIONS, ORDERS, AND RESOLUTIONS

25-176 - Offered by Isaac Bears, Council President, Anna Callahan, City Councilor

Whereas, the Mayor and City Administration recently announced the receipt of a \$200,000 grant for Medford's Zero Waste Initiative; and

Whereas, as part of this initiative, the Mayor announced that her administration would reduce trash collection to once every two weeks starting in July 2027; and

Whereas, the City Council supports efforts to reduce waste, increase use of free weekly composting, and limit cost growth of waste collection that has hurt our city budget; and

Whereas, residents have raised significant concerns about the impact of reducing trash collection to once every two weeks for residents and the need for greater efforts by the Mayor to inform and engage residents regarding her solid waste collection program changes; now, therefore;

Be it Resolved by the Medford City Council that the Mayor and City Administration provide a report to the Council and residents explaining the changes they are making to the city's waste collection program.

Be it Further Resolved that the Mayor and City Administration share all resources that they are making available to residents to reduce any negative impacts of these changes.

Be it Further Resolved that the Mayor and City Administration hold a public forum to hear from residents about their concerns and explore potential alternative options to move the city towards Zero Waste goals.

Be it Further Resolved that the City Council appreciates the work of our DPW Commissioner and Planning, Development, and Sustainability Director. The Council requests that the Mayor provide Page 37 of 43 additional resources for our dedicated city staff so they have the capacity to effectively communicate with residents regarding the proposed timeline and reasoning for these changes, explore the benefits and costs of alternative timelines and plans, and outline a mitigation strategy to address any negative impacts.

Be it Further Resolved that the City Administration explore using fines for illegal dumping to fund the waste removal contract.

Be it Further Resolved that the Board of Health provide a report on the expected impact of biweekly trash collection on the city's rodent problem.

Be it Further Resolved that the City Administration report back on what will happen when the \$200,000 grant runs out.

Be it Further Resolved that the City Administration answer the following questions:

- What alternative routes are there to reducing waste?
- Will recycling move to a weekly schedule as well?
- How successful has the composting program been so far?

- Compost bins are more rat-proof, but imperfect composting still means food waste might sit out longer—what's the rodent mitigation plan?
- What's the plan for the summer months, when heat accelerates rot and odor?
- What outreach has been done to residents, especially to non-English-speaking communities?
- Have we analyzed equity impacts on low-income and working-class families?
- And what have we learned from other municipalities that moved from weekly trash pickup to pay-as-you-throw programs? What outreach did they do?

Addressing the Council:

Nina Nazarian Chief of Staff

President Bears opened Public Participation 09:58pm

Addressing the Council:

Miccah Kessleman 499 Main St
 Robert Carney 50 hicks Av unit 6
 Juliet Foster 239 Woburn St
 Cheryl Rodriguez 281 Park St
 Nick Gurileo 40 Robinson Rd
 Ralph Klien 172 Park St

President Bears closed Public Participation 10:17pm

Councilor Callhan Motioned to Approve as amended by Councilor Scarpelli and Councilor Tseng (seconded by Councilor Lazzaro) – Approved on a roll call vote of Seven in favor, Zero opposed

DIVISION 17. - MEDFORD TREE COMMITTEE ORDINANCE

Sec. 2-571. - Establishment and Purpose.

The Medford Tree Committee “MTC” or “Committee” is an advisory committee established to promote a diverse, healthy and sustainable urban forest that will provide for the health, general welfare and quality of life of Medford's citizens, and the beauty and quality of the City's environment.

Sec. 2-572. - Appointment, Composition, Term, Removal, Organization, Quorum.

(a) The Committee shall consist of nine members, who shall reside in Medford and consist of individuals with diverse backgrounds, including Youth Members between age fifteen and twenty-two at the time of their appointment, and with preference of having at least one member with experience in the field of urban forestry and/or landscape design. All members shall serve without compensation. The initial appointments to the Committee made by the Mayor with the approval of the City Council shall be as follows:

- (i) Three members for a term of three years;
- (ii) Three members for a term of two years;
- (iii) Three members for a term of one year;
- (iv) Thereafter, the Mayor, with approval of the City Council, shall appoint each successor member to a term of three years; and
- (v) Vacancies shall be filled in the same manner as initial appointments for the unexpired term of the vacant

(b) Tree Committee members may be removed ~~only~~ for cause by the appointing authority in accordance with the provisions of the City charter. ~~While a~~ All members are expected to attend every scheduled Committee meeting ~~unless exceptional circumstances prevent attendance. While the expectation is that appointees will attend all meetings,~~ the City recognizes that exceptional circumstances, such as personal illness, family emergencies, or other significant obligations or occurrences, may arise from time to time that prevent attendance at a particular meeting. A member who will be absent from a meeting ~~based upon exceptional circumstances~~ shall provide the Committee chair, or designated staff liaison advance notice of such absence. A member who misses an excessive number of meetings ~~shall be subject to any or all of the following actions:~~

~~Issuance of a warning;~~
~~Removal~~ may be removed by the appointing authority for cause; or
~~Non-reappointment.~~

(c) Terms of members shall commence on the first day of the calendar month following establishment and enactment of this ordinance and full appointment and confirmation of members.

- (d) The Committee shall elect one of its members to serve as chair, one as vice chair, and one as clerk. The chair shall preside over meetings and have the same power to vote as other members. The vice chair shall preside over meetings in the absence of the chair. The clerk shall keep minutes of the meetings for approval of the Committee and make the minutes available to the public on a regular basis.
- (e) A majority of the Committee (five members) shall constitute a quorum.

Sec. 2-573. – Duties and Responsibilities.

The Committee members shall serve in an advisory capacity to the City Tree Warden or designee on all matters concerning Public Shade Trees as defined in G.L. c. 87, §1 and tree located on any property owned or under the custody and control of the City of Medford. The duties of members may include but not be limited to:

- (i) Upon the request of the Tree Warden, assisting the Tree Warden with Public Tree Hearings and Landmark Tree Hearings, including any needed follow-up information following tree hearings.
- (ii) Studying and reporting on considerations of management of the urban forest and environment as a whole or in particular neighborhoods or watersheds, including the perceived pace of tree removals in particular neighborhoods; consideration of area flooding or increased flood risk caused by tree cutting in particular locations; exacerbation of the heat island effect in areas with poor canopy coverage; and erosion and sedimentation risk in steep terrains.
- (iii) ~~Upon request of the Tree Warden, reviewing and reporting on any tree maintenance plans the Community Forestry Management Plan provided by the DPW Forestry Division. Review the administration's progress in implementing the Community Forestry Management Plan, and report any concerns to the City Council.~~
- (iv) Reviewing and reporting on the annual report of tree-planting, tree-removal, and tree-maintenance activity. Request such annual report from the Mayor if one is not provided annually.
- (v) Promoting the creation of manuals and other guidance for planting, maintaining and removing trees from public properties, streets, parks and private land.
- (vi) Promoting equity of tree planting across the City including in neighborhoods identified as needing more trees.

Commented [1]:
Just a suggestion, but there may also be capacity for this TC to play a role in trees on private land. The private tree ordinance could use a decision making group that could help the overhead burden of that particular proposal. From a public tree stand point, most of the needed authorities are represented in either the TW or Commissioner.

Commented [2R1]:
I looked but did not find a private tree ordinance referenced by Tim.

At this point, I'd recommend leaving this paragraph as drafted as an advisory committee and let's see how everything develops with the Committee before enumerating and adding any substantive decision making authority.

- (vii) Engaging in projects and activities that promote sustainable forestry and the long-term health of public trees in the City, including programs and community events.

~~Providing liaison and recommendations on tree-related matters to the City Council and all other City boards and commissions and to community organizations.~~

- (viii) Regularly reviewing the inventory of existing public trees, including historic and notable trees, in order to improve understanding, management, and protection of tree resources. ~~Review the administration's ability to maintain the tree inventory, and report any concerns to the City Council.~~
- (ix) Upon request of the Tree Warden, reviewing and reporting on vegetation management plans from utilities to promote appropriate pruning of public trees.
- (x) Promoting knowledge and awareness of the benefits of trees and their impact on the quality of life.
- (xi) Serving as a catalyst for community education and outreach related to trees and forests.
- (xii) Publicizing and making available City information on trees.
- (xiii) Upon request of the Tree Warden, evaluate costs of mitigation and penalties assessed by the Tree Warden, if any, and provide an analysis regarding proposed increases to keep pace with the actual market costs of mitigation.
- (xiv) Upon the request of the Tree Warden, ~~being available to assist~~ advising the Tree Warden regarding intended placement of replacement trees.

Addressing the Council:

Miccah Kessleman 499 Main St
Meg Marrs 71 Clark St

Councilor Callahan Motioned to Waive the Readings and Approve as amended (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed

PUBLIC PARTICIPATION

Opened at 10:52pm by President Bears

Addressing the Council:
Lisa Ceriello 19 Powell Rd
Miccah Kessleman 499 Main St
Juliet Foster 239 Woburn St

President Bears Closed Public Participation at 10:59pm

Adjournment:

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

Meeting Adjourned at 11:02 pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk