



Medford City Council
Medford, Massachusetts

The Third Regular Meeting February 3rd, 2026

City Council

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

This meeting took place at 7:25 P.M. 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 7:25 P.M. on February 3rd, 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: President Bears; Councilor Callahan; Vice President Lazzaro; Councilor Leming; Councilor Mullane; Councilor Scarpelli; Councilor Tseng. Inside the Rail: Acting City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS AND RECORDS

Records

The Records of the Meeting of January 20, 2026 were passed to Councilor Mullane

Councilor Mullane Motioned to Approve the Records from January 20th, 2026 (seconded by Councilor Leming) – Approved on a Voice vote of Seven in favor, Zero opposed

Reports of Committees

25-054 and 25-149 - Offered by Matt Leming, City Councilor

**PLANNING AND PERMITTING COMMITTEE
MEETING REPORT
WEDNESDAY, January 28, 2025 @ 6:00 P.M.
Meeting Minutes
Location: Remote (Zoom)
Time Called to Order: 6:18 p.m.**

Call to Order and Roll Call

Chair Matthew Leming called the meeting of the Planning and Permitting Committee to order at 6:18 p.m. and requested that the Clerk call the roll.

Present:

- Councilor Anna Callahan
- Vice President Emily Lazzaro
- Councilor Liz Mullane
- Chair Matthew Leming

Absent

- Vice Chair Zac Bears

With four (4) members present and one (1) absent, a quorum was established.

Agenda Item: Proposed Update to the Vacant Properties Ordinance

Chair Leming stated that the purpose of the meeting was to discuss a proposed update to the City's Vacant Properties Ordinance. He outlined the meeting format: an initial presentation by the Chair, followed by a presentation by Councilor Justin Tseng, questions from Councilors and City staff, and public comment.

Presentation by Chair Matthew Leming

Chair Leming stated that vacant and abandoned properties pose significant financial, safety, and quality-of-life challenges for the City of Medford. He explained that such properties often detract from neighborhood vitality, reduce foot traffic, depress economic activity, and can present public health and safety concerns.

Chair Leming explained that the proposed ordinance would establish a vacant property registration process designed to:

- Prevent or mitigate threats to public health, safety, and welfare
- Promote responsible property management
- Safeguard neighborhood quality and property values
- Expedite repairs and maintenance
- Improve communication between property owners, City departments, and potential tenants

He noted that long-standing vacant properties are frequently raised by residents and were a recurring issue during his campaign. He stated that even a small number of long-term vacancies can contribute to blight and harm economic vitality.

Chair Leming reviewed the history of the proposal, noting that prior versions had been discussed in earlier years and that the administration at the time requested a different approach. He acknowledged significant work completed by Councillor Justin Tseng, who—although not a member of the Committee—drafted the current proposal in collaboration with a team at Harvard Law School.

Chair Leming stated that the Council sought and incorporated feedback from the Building Commissioner, Planning, Development & Sustainability (PDS), other municipal officials, and peer municipalities across Massachusetts.

He explained that landlords sometimes hold properties vacant while waiting for higher-paying tenants, determining that long-term appreciation outweighs lost rental income. He stated that existing tools—such as state tax credits and limited grant programs—have had limited effectiveness, and that City staff and prospective tenants often experience difficulty contacting absentee owners.

Chair Leming emphasized that the ordinance is intended to work in conjunction with incentive programs, not replace them, by providing additional accountability mechanisms.

He clarified that although the idea was previously described as a “tax,” municipalities lack authority to impose such taxes without state approval. The proposal instead establishes a fee-based registration system, not a tax.

Chair Leming cited examples from other municipalities—Easthampton, Lowell, Arlington, New Bedford—and noted early evidence from San Francisco indicating significant reductions in vacancy rates following adoption of similar policies.

Presentation by Councillor Justin Tseng

Councillor Tseng thanked attendees and provided background on the research conducted under the supervision of a Harvard Law School professor. He described the project as involving stakeholder interviews, comparative municipal analysis, and review of implementation outcomes across Massachusetts and nationally.

Councillor Tseng stated that while he was initially skeptical of vacancy fees, research showed that grant-only or inspection-only approaches often failed to resolve core issues, particularly difficulty contacting absentee landlords. Communities reported stronger compliance when a vacancy fee was paired with inspections and incentives.

He thanked the Mayor of Easthampton for detailed guidance and stated that the draft ordinance incorporates elements from Easthampton, Arlington, Melrose, and other surrounding communities. He acknowledged the proposal is ambitious and intended to be refined through feedback.

Ordinance Structure and Purpose

Councillor Tseng explained that many municipalities locate vacant property ordinances within the Building Department section of the Code of Ordinances rather than zoning, allowing greater flexibility for updates. He described the proposal as a modernization of Medford's existing ordinance, which he characterized as limited in guidance.

He outlined the ordinance's purposes, including:

- Establishing and maintaining an online registry of vacant properties
- Creating an inspection and compliance framework
- Providing an appeals process
- Mitigating negative impacts of vacant or foreclosing properties

Registry and Fee Framework

Councillor Tseng explained that while the City cannot impose new taxes, it may establish fees that are proportional to services provided. He stated that the proposed fee amounts were developed using models upheld by Massachusetts courts and detailed in a policy memo.

He described the proposed registry as including owner and property information, management contacts, photographs, storefront status, and allowable zoning use—information identified by other municipalities as critical for economic development.

He explained that escalating annual fees have proven effective in other cities, while noting that many communities rarely need to assess fees because compliance improves following ordinance adoption. He described built-in waivers, including hardship, public art, improvements for future use, community events, zoning transitions, and properties with title disputes.

Inspections, Enforcement, and Discretion

Councillor Tseng stated that the ordinance significantly strengthens inspection standards, including:

- Regular inspections
- 24-hour local contact requirements
- Rodent mitigation
- Repairs to broken windows and doors

He emphasized that the ordinance authorizes City action rather than mandating all enforcement, preserving discretion based on capacity and circumstances.

Councilor Tseng explained that enforcement would typically fall to the Building Department and Board of Health, with fines as the primary enforcement tool, as condemnation creates liability and is generally undesirable.

He concluded that the ordinance provides both “carrots and sticks” to address market failure, encourage reinvestment, and improve neighborhood vitality.

Committee Questions and Discussion

Vice President Lazzaro expressed strong support for the proposal, noting that residents consistently express frustration with vacant storefronts and the perceived lack of a plan. She stated that the ordinance appropriately balances enforcement with discretion and avoids penalizing owners during economic downturns. She emphasized that condemnation alone often worsens blight and that the City needs additional tools.

Councilor Callahan stated that vacant storefronts harm neighborhood vibrancy and safety. She asked whether the fee should vary by square footage or frontage.

Chair Leming and Councilor Tseng responded that variable fees risk being construed as a tax and may not withstand legal scrutiny under Massachusetts law. Councilor Tseng explained the Supreme Judicial Court’s three-part test distinguishing fees from taxes and stated that a flat fee best satisfies those requirements.

Councilor Mullane asked about timelines and flexibility within the ordinance.

Councilor Tseng responded that timelines largely mirror those used by peer municipalities, but the proposal extends implementation to one year after adoption to allow property owners and City staff time to prepare. He emphasized the ordinance’s focus on discretion and future capacity.

City Staff Comments

Director O’Connor expressed support for the ordinance, stating it would significantly improve the City’s ability to contact property owners. She supported provisions allowing use of vacant spaces for community events and the inclusion of fees, fines, and liens as enforcement tools.

She recommended:

1. Clearly defining “local” for property manager requirements (e.g., mileage radius).
2. Requiring monthly pest control reports, rather than longer intervals, due to rodent risks to adjacent properties.

Chair Leming acknowledged and noted these suggested edits.

Public Comment

No public comment was offered.

Procedural Discussion and Motions

Chair Leming outlined next steps, including the need for legal review by KP Law and procedural requirements to remove the existing vacant building ordinance from zoning and reinsert it within the Building Code, which will require Community Development Board involvement.

Vice President Lazzaro moved to keep the paper in Committee and request legal review from KP Law (seconded by Councilor Mullane) – Approved on a Roll call vote of Four in favor, zero opposed (One absent President Bears)

Chair Leming stated that Councilor Tseng would continue working on edits and the matter would return to Committee.

Councilor Callahan moved to adjourn (seconded by Vice President Lazzaro) – Approved on a Roll call vote of Four in Favor, zero opposed (President Bears Absent)

ADJOURNMENT

The meeting was adjourned at 7:24 p.m.

Respectfully submitted

Richard Eliseo Jr
Acting City Clerk

A full unedited version of the Transcript is online in PDF version and available at the City Clerks office. All supporting evidence and documents are also available online in PDF version and available in the City Clerk's office.

Councilor Leming Motioned to Approve (seconded by Councilor Tseng) – Approved on a Voice vote of Seven in favor, Zero opposed

REFER TO COMMITTEE FOR FURTHER DISCUSSION

26-031 - Offered by Anna Callahan, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE

February 3, 2026

SPONSORED BY

Anna Callahan, City Councilor

AGENDA ITEM

26-031 - Resolution to Require Law Enforcement Identification and Protect Fourth Amendment Rights

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that the Public Health and Community Safety Committee meet to discuss ordinances, orders, policies, and resolutions to protect residents and secure basic constitutional rights on the following matters:

Law Enforcement Identification and Public Trust

A law enforcement officer shall not wear any mask or personal disguise while interacting with the public in the performance of their duties, except for:

- a. Medical grade masks that are surgical or N95 respirators designed to prevent transmission of airborne diseases and masks designed to protect against exposure to smoke or toxins only during a state of emergency; and
- b. As part of gear that is necessary to protect their faces from harm only during the performance of tactical operations in which the gear is typically worn.

Fourth Amendment Protections

All law enforcement agencies exercising their authority within the city limits of Medford shall abide by the Fourth Amendment of the Constitution of the United States of America. Specifically:

- a. No law enforcement officer shall seize persons or property without a judicial court-ordered warrant.
- b. No law enforcement officer shall enter a domicile or other privately owned building without either permission from the property owner or a judicial court ordered warrant.

RECOMMENDATION

Councilor Callahan Motioned to refer to the Public Health and Safety Committee (seconded by Vice President Lazzaro) – Approved on a Voice vote of Seven in favor, Zero opposed

26-032 - Offered by Isaac Bears, Council President, Justin Tseng, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE

February 3, 2026

SPONSORED BY

Isaac Bears, Council President,
Justin Tseng, City Councilor

AGENDA ITEM

26-032 - Resolution to Implement the New City Charter

FULL TEXT AND DESCRIPTION

Be it Resolved by the Medford City Council that we meet in Committee of the Whole to discuss the implementation of our new City Charter passed at the November 2025 election and now in effect, in particular to review sections of the new Charter affecting the City Council and to determine how the Charter differs from past and current practice.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Councilor Tseng Motioned to refer to Committee of the Whole (seconded by Councilor Callhan) – Approved on a Voice vote of Seven in favor, Zero opposed

HEARINGS

26-025 - Petition for Grant of Location - National Grid (57 Swan Street)

26-025
PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
PETITION FOR A JOINT OWNED POLE AT 57 SWAN STREET
(NATIONAL GRID PLAN #: JO-31197488)
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, February 3, 2025 at 7:00 p.m., a link to be posted no later than Friday, January 30, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to install a new Joint owned pole at 57 Swan 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 Joint owned pole at 57 Swan Street, JO# 31197488 originally dated October 30, 2025 and received and filed in the Office of the City Clerk on December 12, 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 does not recommend approval of the Grant of Location request submitted by National Grid for the installation of a new 40-foot joint utility pole at 57 Swan Street.

The proposed installation does not appear to serve a clear public need and would introduce additional private infrastructure within the public right of way. The Engineering Division has concerns regarding the impact to existing utilities, vehicular accessibility, and overall streetscape aesthetics. As the installation is intended to support one private service rather than a broader public benefit, it is not an appropriate use of municipal right of way. Accordingly, the Engineering Division recommends that this request not be approved.

DENIED – City Engineer

Call 781-393-2425 for any accommodations/aids

s/Richard Eliseo Jr
Acting City Clerk

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

Addressing the Council:

NG Representative

Owen Wartella City Engineer

Councilor Leming Motion to recess for AV issues (seconded by Councilor Callhan) – Approved on a Voice vote of Seven in favor, Zero opposed.

Vice President Lazzaro Motioned to reconvene (seconded by Councilor Mullane) – Approved on a Voice vote of Seven in favor, Zero opposed.


Public Hearing:

Miccah Kessleman 499 Main St

Councilor Scarpelli Motioned to continue to February 24th meeting (seconded by Councilor Mullane) – Approved on a Roll call vote of Seven in favor, Zero opposed

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

26-030 Submitted by City Clerk

| | | |
|---|--|---|
|  | CITY OF MEDFORD City Clerk's Office 85 George P. Hassett Dr.; Rm 103 Medford, MA 02155 (781) 393-2425 | Permit No: VIC26-000003 Issue Date : 01/29/2026 Fee : 75.00 |
| | <i>The Commonwealth of Massachusetts</i> | |

This is to Certify that a Common Victualler License is hereby granted to:

The Royal King Corporation dba The Lighthouse Cafe

Location: 16 HIGH ST Medford, MA

In said **City of Medford**, and at place only and expires **12/31/2026** unless sooner suspended or revoke for the violations of the law of the Commonwealth respecting the licensing of the common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by M.G.L. Ch. 140 and amendments thereto.

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|---|
| Hours of Operation : Mon: 06:00 AM-10:00 AM; Tues: 06:00 AM-10:00 PM; Weds: 06:00 AM-10:00 PM; Thurs: 06:00 AM-10:00 PM; Friday: 06:00 AM-10:00 PM; Sat: 06:00 AM-10:00 PM; Sun: 06:00 AM-10:00 PM |
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By Order of the Medford City Council

LICENSING AUTHORITIES



Richard Eliseo
Acting City Clerk

Provisions set forth by the City of Medford:

1. Notify Medford City Clerk on location, ownership and /or name change.
2. Adhere to Medford sign ordinance S.94-6.2
3. Adhere to Medford Health Dept. Public Sanitation Ordinance.
4. Adhere to Zoning Laws pertaining to Keno.

EXTRACTS FROM GENERAL LAWS, (TER. ED) CHAPTER 140

Section 7. An innholder who, upon request, refuses to receive and make suitable provision for a stranger or traveler shall be punished by a fine of not more than fifty dollars.

Section 9. If, in the opinion of the licensing authorities, a licensee as an innholder or a common victualler ceases to be engaged in the business he is licensed to pursue, or fails to maintain upon his premises the implements and facilities required by this chapter, they shall immediately revoke his license. If a licensee at any time conducts his licensed business in an improper manner, the licensing authorities, after notice to the licensee and reasonable opportunity for a hearing, may upon satisfactory proof thereof suspend or revoke his license or impose a fine; provided that, the fine for the first offense within a 6 month period shall be not less than \$500 and not more than \$1,000; for the second offense within a 6 month period the fine shall be not less than \$1,000 and not more than \$2,000; for the third offense within a 6 month period the fine shall be not less than \$2,000 and not more than \$5,000; for the fourth offense within a 6 month period the fine shall be not less than \$5,000 and not more than \$10,000; and for the fifth offense within a 6 month period the fine shall be not less than \$10,000. An innholder who violates section seven shall forfeit his license. A licensee who is convicted a second time of the violation of any of the provisions of sections six to eighteen, inclusive, shall forfeit his license.

Section 18. Every innholder and common victualler shall at all times have a board or sign affixed to his house, shop, cellar or store, or in a conspicuous place near the same, with his name legibly inscribed thereon in large letters and the business for which he is licensed inscribed thereon, and upon neglect thereof shall forfeit twenty dollars.


Section 20. Whoever assumes to be an innholder or common victualler without being licensed as such under this chapter shall forfeit one hundred dollars.

Section 21. Whoever is convicted a third time of a violation of any provision of the preceding sections, except those contained in sections seven and eight, shall, in addition to the penalties before provided, be punished by imprisonment for not more than three months

License Is non-Transferable

Councilor Leming Motioned to Table to next regular meeting (seconded by Vice President Lazzaro) – Approved on a Voice vote of Seven in favor, Zero opposed.

26-036 Submitted by City Clerk

| | | |
|---|--|---|
|  | CITY OF MEDFORD City Clerk's Office 85 George P. Hassett Dr.; Rm 103 Medford, MA 02155 (781) 393-2425 | Permit No: VIC25-000075 Issue Date : 01/23/2026 Fee : 75.00 |
| | <i>The Commonwealth of Massachusetts</i> | |

This is to Certify that a Common Victualler License is hereby granted to:

Sherwood, Inc dba Plazita Mexico Tacos


Location: 49 HIGH ST Medford, MA

In said City of Medford, and at place only and expires **12/31/2026** unless sooner suspended or revoke for the violations of the law of the Commonwealth respecting the licensing of the common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by M.G.L. Ch. 140 and amendments thereto.

| |
|---|
| Hours of Operation : Mon: 08:00 AM-11:00 PM; Tues: 08:00 AM-11:00 PM; Weds: 08:00 AM-11:00 PM; Thurs: 08:00 AM-11:00 PM; Friday: 08:00 AM-11:00 PM; Sat: 08:00 AM-11:00 PM; Sun: 08:00 AM-11:00 PM |
|---|

By Order of the Medford City Council

LICENSING AUTHORITIES



Richard Eliseo
Acting City Clerk

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EXTRACTS FROM GENERAL LAWS, (TER. ED) CHAPTER 140

Section 7. An innholder who, upon request, refuses to receive and make suitable provision for a stranger or traveler shall be punished by a fine of not more than fifty dollars.

Section 9. If, in the opinion of the licensing authorities, a licensee as an Innholder or a common victualler ceases to be engaged in the business he is licensed to pursue, or fails to maintain upon his premises the implements and facilities required by this chapter, they shall immediately revoke his license. If a licensee at any time conducts his licensed business in an improper manner, the licensing authorities, after notice to the licensee and reasonable opportunity for a hearing, may upon satisfactory proof thereof suspend or revoke his license or impose a fine; provided that, the fine for the first offense within a 6 month period shall be not less than \$500 and not more than \$1,000; for the second offense within a 6 month period the fine shall be not less than \$1,000 and not more than \$2,000; for the third offense within a 6 month period the fine shall be not less than \$2,000 and not more than \$5,000; for the fourth offense within a 6 month period the fine shall be not less than \$5,000 and not more than \$10,000; and for the fifth offense within a 6 month period the fine shall be not less than \$10,000. An Innholder who violates section seven shall forfeit his license. A licensee who is convicted a second time of the violation of any of the provisions of sections six to eighteen, inclusive, shall forfeit his license.

Section 18. Every innholder and common victualler shall at all times have a board or sign affixed to his house, shop, cellar or store, or in a conspicuous place near the same, with his name legibly inscribed thereon in large letters and the business for which he is licensed inscribed thereon, and upon neglect thereof shall forfeit twenty dollars.

Section 20. Whoever assumes to be an innholder or common victualler without being licensed as such under this chapter shall forfeit one hundred dollars.

Section 21. Whoever is convicted a third time of a violation of any provision of the preceding sections, except those contained in sections seven and eight, shall, in addition to the penalties before provided, be punished by imprisonment for not more than three months

License Is non-Transferable

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

MOTIONS, ORDERS, AND RESOLUTIONS

26-024 - Offered by Isaac Bears, Council President



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|--|--------------------------------|
| February 3, 2026 | Isaac Bears, Council President |
| AGENDA ITEM | |
| <u>26-024</u> - Resolution to Schedule Neighborhood Ward Meetings Hosted by City Council | |
| FULL TEXT AND DESCRIPTION | |
| Be it Resolved by the Medford City Council that the Council's Resident Services and Public Engagement Committee discuss a plan to schedule Neighborhood Ward Meetings hosted by the City Council in 2026 and 2027. | |
| RECOMMENDATION | |
| | |
| FISCAL IMPACT | |
| | |
| ATTACHMENTS | |
| None | |

Public Participation:
Nick Gurileo 40 Robinson Rd
Miccah Kessleman 499 Main St
Robert Carney 50 Hicks Av
Munir Jirmanus 3 Summit Rd.

Councilor Mullane Motioned to refer to Resident Services and Public Engagement Committee (seconded by Councilor Callhan) – Approved on a Voice vote of Seven in favor, Zero Opposed

Councilor Scarpelli Motioned to Merge and take Res. 26-026 and 26-027 together (seconded by Councilor Leming) – Approved on a Voice vote of Seven in favor, Zero opposed

26-026 and 26-027 - Offered by Isaac Bears, Council President, George Scarpelli, City Councilor



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|--|---|
| February 3, 2026 | Isaac Bears, Council President, George Scarpelli, City Councilor |
| AGENDA ITEM | |
| 26-026 - Resolution to Request Data and Response from Administration Regarding Ambulance/EMS Transition | |
| FULL TEXT AND DESCRIPTION | |
| <p>WHEREAS; the City of Medford has entered into a new ambulance service contract representing a significant change in public safety service delivery; and</p> <p>WHEREAS; the City Council held meetings on January 6th and January 13th to discuss the transition and submit a number of questions to the Mayoral administration; and</p> <p>WHEREAS; the City Council has not received a response from the Mayoral administration to these questions and has a fiduciary responsibility to ensure taxpayer funds are used efficiently and public safety standards are maintained; now therefore:</p> <p>Be it Resolved by the Medford City Council that we request answers to the questions submitted to the administration by the City Council on January 13th.</p> <p>Be it Further Resolved that the City Council requests copies of any and all communications sent by the city or received from Armstrong Ambulance regarding the termination of the contract.</p> | |
| RECOMMENDATION | |
| FISCAL IMPACT | |
| ATTACHMENTS | |
| None | |



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|------------------|----------------------------------|
| February 3, 2026 | George Scarpelli, City Councilor |

AGENDA ITEM

26-027 - Resolution Regarding Ambulance Service Transition, Contract Transparency, and Oversight

FULL TEXT AND DESCRIPTION

WHEREAS, the City of Medford recently transitioned emergency ambulance services to Cataldo Ambulance Service, Inc.; and

WHEREAS, emergency medical services are a core public safety function directly impacting resident health, safety, and response times; and

WHEREAS, prior proposals for ambulance services included differing levels of transporting resources, supervisory capabilities, and staffing models; and WHEREAS, questions have arisen regarding:

- The reduction or modification of transporting supervisory resources,
- The use of Medford ambulances for mutual aid outside the City,
- The location and staffing of the Behavioral Health ambulance,
- Training requirements for personnel assigned to Medford,
- The frequency of CORI background checks, and
- The availability and review of the full executed ambulance contract; and

WHEREAS, the City Council has a duty to ensure transparency, accountability, and consistent standards in public safety contracting;

NOW, THEREFORE, BE IT RESOLVED that the Medford City Council formally requests the Administration to provide written clarification and documentation regarding:

- Whether and under what circumstances Medford ambulances may be deployed for mutual aid outside the City under the Cataldo contract;
- The operational differences between previously proposed transporting supervisor ambulances and the current non-transporting supervisory model, including the impact on transport capacity;
- The physical stationing location of the Behavioral Health ambulance and the mandatory training requirements (including PAL or equivalent) for personnel assigned to Medford
- The frequency and contractual requirements for CORI background checks for Cataldo employees assigned to Medford; and
- A copy of the full executed ambulance services contract with Cataldo Ambulance Service, Inc.

BE IT FURTHER RESOLVED that this information be provided to the City Council in advance of any further deliberations regarding ambulance operations, performance metrics, or contract amendments.

BE IT FURTHER RESOLVED that the City Council call for a Committee of the Whole meeting with City public safety leadership team to review information requested

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Letter Addressed to the Mayor’s Office and City Council from Armstrong Ambulance:

From: Raymond, Rich <RRaymond@armstrongambulance.com>

Sent: Tuesday, February 3, 2026 9:57 AM

To: Breanna Lungo-Koehn <blungokoehn@medford-ma.gov>

Cc: Mark R. Reich <MReich@k-plaw.com>; David McCool <david@davidmccoollaw.com>; Isaac 'Zac' Bears <ibears@medford-ma.gov>; Emily Lazzaro <elazzaro@medford-ma.gov>; Anna Callahan <acallahan@medford-ma.gov>; Matt Leming <mleming@medford-ma.gov>; Liz Mullane <lmullane@medford-ma.gov>; Scarpelli, George A. <scarp@comcast.net>; Justin Tseng

<jtseng@medford-ma.gov>

Subject: Formal Request for Contractual Financial Documentation/payment and Return of Equipment

Mayor Breanna Lungo-Koehn,
Members of the Medford City Council,

Armstrong Ambulance has had the privilege of serving the City of Medford and its residents for more than thirty years. As our contractual relationship concludes, we remain appreciative of the opportunity to have partnered with the City in delivering emergency medical services to the community.

Armstrong will continue to maintain a base of operations in Medford and will remain available to the City as needed.

This correspondence serves as a formal request to ensure that both the City of Medford and Armstrong Ambulance remain fully compliant with all applicable state and federal laws, as well as the terms and conditions of the 2022 Emergency Medical Services Contract.

Pursuant to Section 10.1 of the 2022 contract, Armstrong respectfully requests the financial documentation detailing the expenditures of the funds paid to the City under that provision. As previously shared with Armstrong by the City's Finance Director, \$36,972.30 has been expended to date prior to the end of the contract (December 2025), leaving a remaining balance of \$188,027.70.

For clarity and completeness of the record, Armstrong made a good-faith payment totaling \$225,000 in 2025. The first payment of \$150,000 was posted by the City of Medford on May 2, 2025, and the second payment of \$75,000 was posted on November 26, 2025.

If the City is unable to provide detailed financial records documenting how the remaining funds were utilized prior to the end of the contract—records Armstrong must retain to defend against any potential federal or state audit—Armstrong respectfully requests that the unspent balance of \$188,027.70 be returned.

Additionally, in accordance with Section 8 of the 2022 contract, Armstrong respectfully requests the return of the automated external defibrillators (AEDs) provided to the City by Armstrong Ambulance.

Armstrong respectfully requests that these matters be resolved within ten (10) days of receipt of this letter.

On behalf of all Armstrong Ambulance employees, we extend our sincere appreciation for the opportunity to have served the City of Medford and its residents for the past thirty years. We are proud of the care delivered, the lives touched, and the partnership shared, and we wish the City continued success moving forward.

Respectfully,

Richard

Richard Raymond
President, CEO
Armstrong Ambulance
87 Mystic St.
Arlington MA.
(O) 781-859-1308
(M) 781-953-5911

Addressing the Council:

Nick Gurileo 40 Robinson Rd
Miccah Kessleman 499 Main St
Jess H. Medford Resident
Andrew Castignetti Medford Resident

Councilor Scarpelli Motioned to submit the questions and ask for the negotiating team, Former City Solicitor Foley, attorney from KP Law, Administration and Ambulance companies involved to be present at the February 24th meeting (seconded by Councilor Leming) – Approved on a Voice vote of Seven in favor, Zero opposed

Councilor Scarpelli Motioned to Join Papers 26-028 and 26-029 (seconded by Councilor Tseng) – Approved on a Voice vote of Seven in favor, Zero opposed

26-028 and 26-029 - Offered by George Scarpelli, City Councilor, Councilor Tseng and Councilor Mullane



Medford City Council
Medford, Massachusetts

| MEETING DATE | SPONSORED BY |
|------------------|----------------------------------|
| February 3, 2026 | George Scarpelli, City Councilor |

AGENDA ITEM

26-028 - Resolution Requesting a Full Report Regarding the January 2026 Snow Storm Response

FULL TEXT AND DESCRIPTION

WHEREAS, the City experienced a significant winter storm event in January 2026 that required an extensive municipal snow and ice removal response; and

WHEREAS, the severity and duration of the storm resulted in substantial deployment of City resources, contracted services, parking enforcement actions, and towing operations; and

WHEREAS, transparency, accountability, and preparedness are essential to ensuring the effective use of public funds and the continuous improvement of emergency response operations; and

WHEREAS, a comprehensive review of the City's response will assist the City Council, Administration, and residents in evaluating operational effectiveness and identifying areas for improvement;

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby requests that the Administration prepare and submit a full written report detailing the City's response to the January 2026 snow storm, including but not limited to the following:

1. Total Cost Summary

Itemized accounting of all storm-related expenditures, including labor, overtime, equipment operation, materials (salt, sand, fuel), and contracted services.

2. City Equipment Utilized

A list of all City-owned equipment deployed, including plows, loaders, dump trucks, sidewalk equipment, and any other machinery, along with duration of use.

3. Contracted Snow Removal Operators

- The total number of private snow removal contractors utilized.
- Scope of work performed
- Contract rates and total cost associated with contracted services.

4. Ticketing and Towing Activity

- Number of parking tickets issued related to snow emergencies;
- Number of vehicles towed;
- Associated revenue and costs, if applicable.

5. Operational Challenges and Findings

- Identified challenges encountered during the storm response;
- Staffing or equipment limitations;
- Coordination issues, if any.

6. Next Steps and Ongoing Snow Removal Efforts

- Current status of snow removal and cleanup operations;
- Anticipated timeline for completion;
- Planned improvements or policy recommendations for future storm responses.

BE IT FURTHER RESOLVED that the requested report be submitted to the City Council within a reasonable timeframe and be made available to the public upon completion.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Medford City Council
Medford, Massachusetts

MEETING DATE **SPONSORED BY**

February 3, 2026

Elizabeth Mullane, City Councilor,
Justin Tseng, City Councilor

AGENDA ITEM

26-029 - Resolution to Evaluate City Snow Removal and Improve Service Delivery

FULL TEXT AND DESCRIPTION

Be it Resolved, that the Medford City Council expresses its sincere appreciation to the Department of Public Works staff, as well as contracted crews and residents, for their responsiveness, professionalism, and around-the-clock efforts during and after the major winter storm on January 25 and 26, including working extended hours under challenging conditions such as staffing and equipment constraints, limited snow-storage capacity, and ongoing communication with City Councilors; and

Be it Further Resolved, that the City Council acknowledges the concerns raised by residents regarding snow and sidewalk clearing during this storm, particularly with respect to the timeliness, consistency, and equity of street and sidewalk clearing, including impacts on pedestrian safety, accessibility, and snow being placed onto sidewalks already cleared by residents in accordance with city ordinances, and affirms that these concerns warrant careful review and follow-up; and

Be it Further Resolved, that the City Council recognizes that snow and ice removal in Medford depends in part on coordination with state-managed roadways and snow removal work, and that the performance and timing of those operations can directly affect local streets, sidewalks, and pedestrian conditions; and

Be it Further Resolved, that the Committee on Public Works and Facilities work with the Department of Public Works and City Administration to conduct a post-storm evaluation of snow and ice removal operations during this event, including an assessment of:

- Service provision, equity, and accessibility;
- Staffing, equipment, and capacity constraints;
- Snow storage and disposal limitations;
- Coordination with state-managed roadways and crews; and
- Communication with residents before, during, and after major storms; and

Be it Further Resolved, that this evaluation be undertaken with the shared goal of strengthening service delivery going forward, recognizing workforce and fiscal realities, supporting those doing the work, and improving preparedness for future winter events; and

Be it Further Resolved, that the City Council reaffirms its commitment to working collaboratively with city staff and leadership, using resident feedback constructively to improve public services while maintaining respect for the labor and professionalism of municipal workers.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

Public Participation:

- Jess Haley 4 Lock Rd
- Lis Docter 17 Greenwood Av
- Andrew Castignetti Medford Ma
- Patrick Clerkin 14 Bennett Pl
- Charles Bennett 19 Martin St
- Robert Carney 50 Hicks Av

Councilor Tseng Motion to send to DPW for a report and to refer to public works committee (seconded by Councilor Mullane) – Approve on a Voice vote of Seven in Favor, Zero opposed

COMMUNICATIONS FROM THE MAYOR

26-033 - Submitted by Mayor Breanna Lungo-Koehn



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

January 29, 2026

Via Electronic Delivery

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

Re: Capital Stabilization Fund Appropriation Request

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves the following appropriation from the Capital Stabilization Fund:

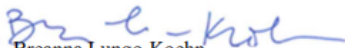
- Boiler replacements at Engine 5 on Main Street, in the amount of Ninety-Seven Thousand Five Hundred Dollars and Zero Cents (\$97,500.00).

Fire Chief Todd Evans will be available for questions on the above request.

The Capital Stabilization Fund currently has a balance of \$10,231,346.

Thank you for your kind attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

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

26-034 - Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

January 29, 2026

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

Re: FY26 CPA Appropriation Requests

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 \$550,000 from the CPA Affordable Housing Reserve to the Medford Affordable Housing Trust, to fund their ongoing housing development efforts;

Requesting the appropriation of \$75,000 from the CPA Affordable Housing Reserve to Housing Families, Inc., to fund the ongoing Legal Aid for Wellbeing and Stability (LAWS) Program;

Requesting the appropriation of \$10,000 from the CPA Historic Preservation Reserve to the Medford Historical Commission, to fund an archaeological study of the Brooks Estate;

Requesting the appropriation of \$150,000 from the CPA Historic Preservation Reserve to the Shiloh Baptist Church of Medford, to fund their stained glass window restoration project;

Requesting the appropriation of \$167,800 from the CPA Historic Preservation Reserve to the City of Medford's Office of Veterans Affairs, to fund the restoration of the WW2 Angel of Victory and Peace fountain at Oak Grove Cemetery;

Page 2

Requesting the appropriation of \$84,874 from the CPA Historic Preservation Reserve and \$41,626 from the CPA General Reserve, for a total award of \$126,500, to fund the Cross Street Monument Restoration Phase 2 project;

Requesting the appropriation of \$564,986 from the CPA General Reserve and \$37,014 from the CPA Open Space/Recreation Reserve, for a total award of \$602,000, to fund the ADA Parking and Pathways projects at the Medford Brooks Estate;

Requesting the appropriation of \$100,000 from the CPA Open Space/Recreation Reserve, to fund the installation of a digital baseball scoreboard at Playstead Park's Monboquette Field;

Requesting the appropriation of \$57,500 from the CPA Open Space/Recreation Reserve, to fund the installation of a community garden space at Barry Park;

Requesting the appropriation of \$432,000 from the CPA Open Space/Recreation Reserve, to fund the installation of new lighting at Tufts Park's Field 2; and

Requesting the appropriation of \$35,000 from the CPA General Reserve, to fund the design of ADA parking accessibility at Oak Grove Cemetery's WWI Memorial area.

The projects 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

Enclosures

Addressing the Council:

Theresa DuPont CPA Manager

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

26-035 - Submitted by Mayor Breanna Lungo-Koehn



MEDFORD, MASSACHUSETTS
MAYOR BREANNA LUNGO-KOEHN

January 29, 2026

Via Electronic Delivery

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

Re: Equipment Acceptance

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves under M.G.L. Chapter 44, Section 53A equipment from the Leary Firefighters Foundation, specifically self-rescue equipment, having a value of Nineteen Thousand Five Hundred Seventy-Three Dollars and Zero Cents (\$19,573.00) to be used by the Fire Department.

Fire Chief Todd Evans will be available for questions on the above request.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Addressing the Council:

Todd Evans Fire Chief

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

PUBLIC PARTICIPATION

Addressing The Council:

Miccah Kessleman 499 Main St

Adjournment

Vice President Lazzaro Motioned to Adjourn (seconded by Councilor Tseng) –
Approved on a Voice vote of Seven in favor, Zero opposed

Respectfully Submitted

Richard Eliseo Jr
Acting City Clerk