



Medford City Council
Medford, Massachusetts

The Fourth Regular Meeting February 24th, 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 7:00 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 7:05 P.M. on February 24th, 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

26-038 - Offered by Emily Lazzaro, Council Vice President, Justin Tseng, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	Emily Lazzaro, Council Vice President, Justin Tseng, City Councilor

AGENDA ITEM

26-038 - Resolution to Recognize and Celebrate Black History Month

FULL TEXT AND DESCRIPTION

Whereas, February is recognized nationwide as Black History Month, a time to honor the history, resilience, and achievements of Black Americans; and

Whereas, Black Americans have shaped our nation and our Commonwealth through leadership in civic life, education, labor, arts, business, science, and the ongoing pursuit of justice and equality; and

Whereas, Medford's own history includes the long-standing Black community of West Medford, whose residents have built institutions, sustained cultural traditions, and strengthened the civic life of our city across generations; and

Whereas, Medford's early history includes the enslavement of Black individuals, including those connected to the Brooks Estate, and acknowledging this history is essential to telling a full and honest story of our city; and

Whereas, today Black Americans — including immigrants and families from across the African diaspora — continue to shape Medford's neighborhoods, schools, houses of worship, small businesses, arts, and public life; and

Whereas, Black history is American history, and its recognition strengthens our shared understanding of our past and our collective responsibility for a more just and inclusive future;

Be it Resolved that the Medford City Council recognizes Black History Month and celebrates the contributions of Black residents — past and present — to the life of our city; and

Be it Further Resolved that the City recommit itself to advancing equity, opportunity, and belonging for all members of our community.

Vice President Lazzaro motioned to Approve (2nd by Councilor Tseng) – Approved on a Voice Vote of Seven in Favor, Zero opposed

26-039 - Offered by Justin Tseng, City Councilor, Emily Lazzaro, Council Vice President



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	Justin Tseng, City Councilor, Emily Lazzaro, Council Vice President

AGENDA ITEM

26-039 - Resolution to Extend Warm Wishes to Residents Celebrating Lunar New Year, Ramadan, and Lent

FULL TEXT AND DESCRIPTION

Whereas, Medford is home to a diverse and vibrant community representing many cultures, faith traditions, and heritages; and

Whereas, residents across our city are celebrating Lunar New Year, marking the beginning of a new year in many East and Southeast Asian cultures and honoring themes of renewal, family, and good fortune; and

Whereas, Muslim residents of Medford are observing Ramadan, a sacred month of fasting, prayer, reflection, and charity; and

Whereas, many Christian residents are observing Lent, a season of reflection, sacrifice, and spiritual renewal leading to Easter; and

Whereas, these observances enrich our city through traditions of generosity, gathering, service, and hope;

Be it Resolved that the Medford City Council extends its warm wishes to all residents celebrating Lunar New Year, observing Ramadan, and observing Lent; and

Be it Further Resolved that the City of Medford reaffirms its commitment to being a welcoming and inclusive community where all cultures and faiths are respected and celebrated.

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

26-040 - Offered by Emily Lazzaro, Council Vice President



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	Emily Lazzaro, Council Vice President

AGENDA ITEM

26-040 - Resolution to Celebrate National Therapy Animal Day

FULL TEXT AND DESCRIPTION

Whereas scientific research shows that interacting with therapy animals can reduce stress, relieve depression, slow heart rate, lower blood pressure and strengthen the immune system; and

Whereas therapy animal teams in the Town of Medford play an essential role in improving human health and well-being through the human-animal bond; and

Whereas therapy animal teams interact with a variety of people in our community including veterans, seniors, patients, students, and those approaching end of life; and

Whereas these exceptional therapy animals who partner with their human companions bring comfort and healing to those in need; and

Whereas we encourage more pet owners to consider becoming Pet Partners volunteers to help our community by creating greater access to meaningful therapy animal visits, now therefore,

Be it resolved that the Medford City Council celebrate National Therapy Animal Day on April 30th.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None

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

Records

The Records of the Special Joint Meeting of January 21, 2026 were passed to Councilor Leming

Councilor Leming motioned to Table till February 25th meeting (seconded by Councilor Scarpelli) - Approved on a Voice vote of Seven in favor, Zero opposed

The Records of the Meeting of February 3, 2026 were passed to Councilor Scarpelli

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

Reports of Committees

26-014 and 25-149 - Offered by Isaac Bears, Council President

**COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY, January 20, 2025 @ 6:00 P.M.**

Roll Call

Attendees: Council President Isaac “Zac” Bears; Council Vice President Emily Lazzaro (Zoom); Councilor Callhan; Councilor Matt Leming; Councilor George Scarpelli (Zoom); Councilor Justin Tseng; Councilor Mullane; Acting City Clerk Richard Eliseo Jr; other participants as noted in the body of this report.

President Bears called the meeting to order at 6:07 p.m. on January 20, 2025. The purpose of the meeting was to discuss Community Preservation Committee FY26 Appropriation Requests (Paper **26-014**).

ACTION AND DISCUSSION ITEMS

26-014 - Offered by Mayor Breanna

Project Presentations

Overview of FY26 CPC Recommendations

Ms. DuPont CPA Manager reported that the CPC recommends approximately \$2.4 million in FY26 appropriations across 11 projects, while retaining a \$225,000 reserve for off-cycle or small grant requests. She explained that unused reserve funds roll forward to the next fiscal year. Ms. DuPont provided background on CPA funding sources and eligible spending categories—open space and recreation, historic preservation, and affordable housing—and noted that Medford is currently in its ninth year of CPA participation.

Mambokett Field (Playstead Park) – Digital Baseball Scoreboard

Request: \$100,000

Ms. DuPont presented the project. Coach Orazio Azarello, Head Baseball Coach, spoke regarding the community, alumni, and student-athlete benefits. No questions were raised.

Tufts Park – Field 2 Lighting Improvements

Request: \$432,000

Ms. DuPont described the revised project scope focusing on Field 2 and installation of MUSCO lighting. Councilor George Scarpelli spoke in support, citing operational efficiencies and quality-of-life benefits for residents and abutters. Ms. DuPont noted reduced light spillover.

Berry Park – Community Garden

Request: \$57,500

Ms. DuPont and Liz White described the long-standing proposal and significant waitlist. Vice President Emily Lazzaro asked about prior non-approval and neighborhood concerns, which were addressed through current mitigation measures. No opposition was voiced.

Oak Grove Cemetery – Historic Section ADA Access (Design Augmentation)

Request: \$35,000

Ms. DuPont described ADA parking additions to a previously funded access design near the World War I Memorial. No questions were raised

Brooks Estate – Archaeological Desktop Survey

Request: \$10,000 (with matching funds)

Ms. DuPont and Ryan Hayward described the preliminary historical research prior to any excavation. No questions were raised.

Brooks Estate – ADA Parking and Pathways

Request: \$602,000

Ms. DuPont described accessibility improvements supporting future public use of the property. Councilors spoke in support of expanded access to this conservation and historic resource.

Cross Street Cemetery – Monument Restoration Phase 2

Request: \$126,500

Ms. DuPont and Mr. Hayward explained the scope of restoration work and volunteer opportunities. Councilor Liz Mullane asked clarifying questions regarding remaining monuments.

Housing Families – Legal Aid for Wellbeing and Stability (Homelessness Prevention)

Request: \$75,000

Ms. DuPont and Jaina Stafford described program services and increased demand. Vice President Lazzaro asked about funding increases, which were attributed to rising housing costs and caseloads.

Medford Affordable Housing Trust – Annual Tranche

Request: \$550,000

Ms. DuPont described the CPC’s recommendation to dedicate 25% of annual CPA funds to the Trust, supporting Medford’s Housing Choice designation. Councilor Matt Leming spoke in support, noting the benefit of allowing funds to accumulate for major housing initiatives.

Shiloh Baptist Church – Window Restoration Phase 2

Request: \$150,000

Ms. DuPont and Bill McIntyre described restoration of historic stained-glass windows following completion of ADA improvements. Additional funding sources are being pursued.

Oak Grove Cemetery – World War II Fountain Restoration

Request: \$167,800

Ms. DuPont described restoration of the long-inactive fountain. Veronica Shaw, Director of Veterans’ Affairs, spoke in support and expressed hope for completion by Memorial Day.

Council Motions

Councilor Tseng motioned to refer to the next regular City Council meeting on February 3, 2025 (seconded by Councilor Leming) – Approved on a Roll call vote of Seven in favor, Zero opposed

Adjournment

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

Meeting Adjourned 06:53pm

Respectfully submitted

Richard Eliseo Jr
Acting City Clerk

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

25-189 - Offered by Isaac Bears, Council President

**COMMITTEE OF THE WHOLE
MEETING REPORT
TUESDAY February 3rd, 2025 @ 6:00 P.M.
Location: Council Chamber/Remote (zoom)
Time Called to Order: 6:08 p.m.
Call to Order and Roll Call**

Council President Zac Bears called the meeting of the City Council, sitting as Committee of the Whole, to order at approximately 6:08 p.m. and requested that the Clerk call the roll.

Present:

- President Zac Bears
- Vice President Emily Lazzaro
- Councilor Matt Leming
- Councilor Liz Mullane
- Councilor Justin Tseng
- Councilor George Scarpelli (late arrival)
- Councilor Anna Callahan (late arrival)

A quorum was established.

Agenda Item: Paper 25-189 Amendment to Chapter 2, Article V, Division 2 — Medford Standard Compensation Ordinance

Council President Bears introduced Paper 25-189, an amendment to the City's procurement ordinances establishing a standard compensation framework for certain contracted services, including janitorial and security services.

President Bears stated that the proposal stemmed from a prior procurement process in which contracted custodial workers lost their jobs after a bid award. Subsequent review identified the issue as a procurement framework problem rather than a labor negotiation issue. The ordinance was developed in collaboration with labor representatives to ensure fair wages and benefits and to prevent a "race to the bottom" in City contracting.

President Bears explained that the paper had been placed in Committee in December but discussion was delayed due to extended meetings related to the ambulance contract. Two amendments had been circulated prior to the meeting:

1. An amendment extending the timeframe for rebidding existing non-compliant contracts.
2. An amendment revising the compensation standards used to determine wage and benefit floors.

President Bears noted the presence of representatives from 32BJ SEIU, including Executive Vice President Kevin Brown and members of the union's policy team.

Council Comments Prior to Presentation

Vice President Emily Lazzaro expressed strong support for the ordinance, stating that the City needed to establish a wage floor to protect workers and avoid unintentionally excluding unionized contractors. She emphasized the importance of ensuring fair compensation for workers and noted she had not yet fully reviewed the last-minute amendments.

President Bears briefly explained that the amendments shifted the wage standard away from state prevailing wage references and instead relied on:

- Collective bargaining agreements in the City of Boston, and
- Federal Department of Labor standards under the Service Contract Act of 1965.
-

Presentation by 32BJ SEIU

Kevin Brown, Executive Vice President of 32BJ SEIU, stated that approximately 14 union custodial workers lost their positions following a prior contract award. He explained that public contracting often requires awarding contracts to the lowest responsible bidder, which can incentivize undercutting wages.

Mr. Brown explained that the proposed ordinance would:

- Establish a level playing field by removing wages and benefits from competitive bidding.
- Require contractors to compete on service quality, management, and efficiency rather than labor cost reductions.
- Use the greater of federal Service Contract Act rates or Boston collective bargaining agreement rates to establish wage and benefit floors.
-

David Miller (32BJ SEIU) explained that similar ordinances are in place in municipalities such as Cambridge and Boston, where the Department of Labor Standards provides wage schedules used in bid documents.

Rob Cook (32BJ SEIU) explained that earlier drafts referenced Massachusetts General Law Chapter 149, §27H, but due to Medford's geographic and labor market context, that approach could have resulted in lower wages. The amendment instead directly ties wage floors to Boston collective bargaining agreements or federal standards.

City Staff Comments

Facilities Director Paul Righi

Director Righi stated that:

- The janitorial contract was not awarded to the lowest bidder.
- Pricing information was sealed and not reviewed until after the selection decision was made.
- Vendors were evaluated based on service quality, staffing plans, supervision, and cleaning processes.
- Union status was not considered during evaluation.
- Employees of the prior contractor were given the opportunity to interview with the new contractor.

Director Rigge raised concerns regarding:

- Access to prevailing wage data for janitorial services, which he stated is not recognized by the Department of Labor Standards for municipal janitorial work.
- Potential legal and contractual implications of imposing new compensation standards on existing contracts.
- Whether City-mandated wage floors could conflict with higher wages already paid by contractors.

Procurement Director Fiona Maxwell

Director Maxwell stated that:

- The procurement process followed Massachusetts General Law Chapter 30B using a Request for Proposals (RFP) method.
- Awards were based on the most responsible and responsive proposal, not lowest bid.
- She had limited time to review the ordinance and believed it required further legal and procurement analysis.
- The ordinance raises questions regarding enforcement authority, termination clauses, exposure to liability, and the role of the Attorney General's Fair Labor Division.
- She requested additional time and dialogue to review the ordinance section-by-section and to compare Medford's proposal with ordinances in Boston, Cambridge, and Somerville.

Committee Discussion

Vice President Lazzaro emphasized the importance of drafting ordinances that are clear and executable by City staff, noting that ordinances that cannot be implemented undermine public trust.

Councilor Matt Leming stated that the City should not avoid passing laws due to enforcement concerns and emphasized that enforcement is the responsibility of the executive branch.

Councilor Anna Callahan requested clarification on the legal review process and expressed support for the ordinance's goals while emphasizing the importance of collaboration with staff.

Councilor Justin Tseng stated that:

- The ordinance reflects Medford's stated values as a pro-union city.
- Similar ordinances exist in peer municipalities and fall within municipal police powers.
- The goal is to improve future contracting outcomes rather than relitigate past procurement decisions.
-

Council President Bears expressed frustration that City staff appeared to receive the ordinance for review only days before the meeting despite Council action six weeks earlier. He emphasized that the Council's role is policy-making, not enforcement, and reiterated the City's obligation to support workers and uphold labor standards.

Councilor George Scarpelli highlighted the absence of a City Solicitor as a recurring issue contributing to coordination failures and stated his intent to file a resolution urging the hiring of a City Solicitor. He emphasized the real-world impacts on displaced workers and the need for unity and transparency.

Motions

Councilor Callahan moved to keep Paper 25-189 in Committee to allow additional review, including legal review and further discussion with the Procurement Department. (seconded by Vice President Lazzaro) - Approved on a Voice vote of Seven in Favor, Zero opposed

The motion incorporated the prior request for legal review originally made on December 16, 2025.

ADJOURNMENT

President Bears adjourned the meeting at approximately 7:16 p.m. The Council indicated it would reconvene in regular session following a brief recess.

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

26-031 - Offered by Emily Lazzaro, Council Vice President

PUBLIC HEALTH and COMMUNITY SAFETY COMMITTEE MEETING REPORT TUESDAY, February 10, 2025 @ 7:00pm

Call to Order and Roll Call

Chair Emily Lazzaro called the meeting of the Public Health & Community Safety Committee to order at approximately 6:27 p.m., noting the meeting began slightly late. She requested that the Clerk call the roll.

Present:

- Chair Emily Lazzaro
- Councilor Matt Leming
- Councilor George Scarpelli
- Councilor Justin Tseng
- Councilor Anna Callahan

A quorum was established.

Agenda Item: Paper 26-031 — Resolution to Require Law Enforcement Identification and Protect Fourth Amendment Rights

Chair Lazzaro introduced Paper 26-031, offered by Councilor Callahan. She clarified that the Committee was not reviewing finalized legislative language but rather beginning a policy development discussion to determine whether an ordinance, resolution, or formal policy recommendation should be drafted.

She stated the purpose of the meeting was to gather feedback, identify legal considerations, and determine next steps.

Presentation by Councilor Callahan

Councilor Callahan provided background, stating that numerous residents had contacted her expressing concern regarding recent reports of federal law enforcement activity within Medford and other municipalities. Concerns centered on:

- Masked officers without visible identification
- Questions about warrant requirements
- Reports of perceived constitutional violations
- Fear within immigrant communities

She stated the intent of the proposal is not to interfere with lawful enforcement activities but to:

- Reaffirm constitutional protections
- Reinforce local standards of transparency
- Provide clarity to residents regarding expectations within Medford

Councilor Callahan outlined three components under development.

Section One: Law Enforcement Identification and Mask Restrictions

Councilor Callahan read draft language stating that law enforcement officers should not wear masks or personal disguises while interacting with the public in the performance of their duties, except in limited circumstances:

- Medical-grade masks such as surgical masks or N95 respirators
- Masks required during declared emergencies
- Protective gear worn during tactical operations in which such equipment is standard

She explained that this section was modeled after pending Massachusetts state legislation in order to ensure consistency with state authority and reduce the risk of preemption challenges.

She acknowledged that the language remains preliminary and would require refinement.

Section Two: Fourth Amendment Protections

Councilor Callahan stated that this section would codify locally that:

- No person or property may be seized without a judicial warrant
- No entry into a private residence may occur without consent or a judicial warrant

She acknowledged that the Fourth Amendment already applies to all law enforcement operating within the United States but argued that local codification:

- Reinforces expectations
- Provides clarity
- Serves as a statement of municipal standards
- Offers continuity if higher-level laws change

She cited prior examples where Medford codified state-level protections into local ordinances for reinforcement purposes.

Section Three: Visible Identification Requirements

Councilor Callahan described a third component still under research that would require law enforcement officers to display visible identifying information (agency, badge number, or name) on outer garments when interacting with the public.

She noted exceptions would likely apply for:

- Undercover operations
- Special task forces
- Circumstances when identification compromises officer safety

She emphasized that this portion is in early research stages and that consultation with legal experts, advocacy organizations, and the Medford Police Department would be necessary before drafting final language.

Legal Structure and Enforcement

Chair Lazzaro noted that the proposal is broad and raises questions regarding precedent and enforceability.

Councilor Callahan stated that while some argue codification is redundant because constitutional protections already exist, residents have expressed a desire for explicit reaffirmation at the local level.

She suggested two possible approaches:

- Adopt a general ordinance stating expectations.
- Pair that with separate policy directives requiring administrative action or procedural changes.

She stated she is open to either approach.

Officer Safety Considerations

Councilor Scarpelli shared conversations he had with individuals in law enforcement, who stated that masks may be worn in certain federal operations to prevent retaliation against officers and their families, particularly in drug cartel or organized crime investigations.

He suggested exploring alternative frameworks, such as requiring federal agents operating within Medford to notify the Medford Police Department in advance, particularly if masked enforcement activities are anticipated.

He emphasized his interest in balancing resident comfort with operational realities.

Chair Lazzaro responded that while officer safety is important, residents have a reasonable expectation of transparency and accountability when law enforcement engages the public.

Trust and Immigrant Community Concerns

Councilor Tseng voiced strong support for the proposal, stating that trust between residents and law enforcement has been significantly impacted by federal enforcement actions nationwide. He stated that many immigrant families are fearful of interacting with law enforcement, even at the local level, and that visible identification requirements could:

- Reinforce transparency
- Differentiate local officers from federal agents
- Encourage residents to report crimes without fear

He referenced a recent federal district court ruling regarding California's anti-mask law, noting that laws directly targeting federal agencies may violate the Supremacy Clause. However, generally applicable identification laws that apply to all law enforcement may be permissible. He suggested careful review of that opinion before drafting language.

Public Comment

Patrick Clerkin, 14 Bennett Place

Mr. Clerkin raised three primary points:

- The phrase “typically worn” in the tactical exception could create ambiguity or unintended loopholes.
- He sought clarification regarding constitutional protections for non-citizens.
- He emphasized the unpredictable and sometimes dangerous nature of field policing and cautioned against oversimplifying operational realities.

Chair Lazzaro clarified that constitutional protections apply to all persons within U.S. jurisdiction.

Councilor Leming cited *Reno v. Flores* (1993), noting that the Constitution protects “persons,” not only citizens.

Mr. Clerkin later added that both immigrants and police officers should not be dehumanized in public discourse.

Micah Kesselman, 499 Main Street

Mr. Kesselman stated that:

- Severability clauses allow portions of ordinances to survive legal challenge.
- The City has unquestioned authority over its own police department.
- The ordinance could establish a presumption that unidentified masked individuals claiming to be law enforcement must verify identity through Medford Police.
- Clear articulation of standards for warrantless arrests would strengthen enforceability.

Barry Ingber, 9 Draper Street

Mr. Ingber expressed strong support, stating that:

- Even symbolic ordinances carry municipal value.
- Concrete enforcement mechanisms are preferable.
- Somerville’s 911 verification approach may serve as a model.
- Draft language has been shared from Restore the Fourth.
- Medford People Power and ACLU representatives are supportive.

Jennifer Yanko, 16 Monument Street

Ms. Yanko expressed full support and argued that visible identification is a reasonable public safety expectation. She questioned whether mask usage without identification meaningfully enhances officer safety and stated that lack of identification may increase public fear.

Enforcement and Implementation Questions

Councilor Leming asked what Medford Police would do if:

- An ordinance was adopted.
- Federal agents continued wearing masks.
- A compliance dispute arose.

He requested research into other municipalities’ procedures.

Councilor Callahan proposed compiling a research and outreach list including:

- Medford Police Department
- ACLU of Massachusetts
- Medford People Power
- Restore the Fourth
- LUSA
- MIRA
- Mystic Valley immigrant advocacy groups

She suggested a focused roundtable-style public session dedicated solely to this topic, ensuring Open Meeting Law compliance.

Chair Lazzaro encouraged residents to submit written proposals and draft language to Councilors directly.

Motion

Councilor Callhan motioned to keep paper in committee and Adjourn (no 2nd) – approved on a Roll call vote of Five in favor, Zero opposed

ADJOURNMENT

The meeting was adjourned at approximately 7:12 p.m.

Respectfully submitted,

Richard Eliseo Jr.
Acting City Clerk

Vice President Lazzaro motioned to Approve (seconded by Councilor Callhan) – Approved on a Voice vote of Seven in Favor, Zero opposed

24-354, 24-073, and 26-024 - Offered by Elizabeth Mullane, City Councilor

**RESIDENT SERVICES AND PUBLIC ENGAGEMENT COMMITTEE
MEETING REPORT
TUESDAY, February 10, 2025 @ 7:00pm**

Call to Order and Roll Call

Chair Mullane called the meeting of the Residential Services & Public Engagement Committee to order at approximately 7:15 p.m. and requested that the Clerk call the roll.

Present:

- Chair Liz Mullane
- Councilor Matt Leming
- Councilor George Scarpelli
- Councilor Justin Tseng
- Councilor Anna Callahan

A quorum was established.

Agenda Item: Review of January City Council Newsletter

Chair Mullane introduced the draft January 2026 City Council newsletter for Committee review and feedback. She explained that the newsletter was intended to provide residents with a comprehensive summary of City Council activity during the month of January.

The draft included:

- Summaries of January regular City Council meetings
- Committee of the Whole discussions
- Grants awarded
- The joint meeting with the Community Development Board
- Planning & Permitting Committee updates
- Special meetings held during the reporting period

Chair Mullane noted the significant volume of Council activity during January and stated that the intent of the newsletter was to consolidate information in a clear, accessible format for residents.

Committee Discussion

Councilor Tseng offered several suggested edits:

- Capitalization of "ICE" in references to Immigration and Customs Enforcement.
- Clarification of language regarding the resolution reaffirming constitutional protections, specifically to reflect that the Council's action included working with City Administration and the Medford Police Department to develop policies protecting residents' constitutional rights.
- Adding language to the vacant building ordinance section noting that additional public feedback is being solicited to inform continued refinement of the ordinance.

Members discussed whether to include actions taken at the February 3rd City Council meeting within the January newsletter. It was determined that the January newsletter would be limited strictly to January activity. A brief supplemental communication will be issued covering the December 16 meeting to close any informational gap. February matters would be addressed in the next edition to avoid over-cluttering the current newsletter. Members expressed appreciation for the drafting work completed and emphasized the importance of maintaining consistent public communication tools.

Motion

Councilor Tseng moved to approve the January newsletter for publication and circulation, pending incorporation of discussed edits (seconded by Councilor Callahan) – Approved on a Roll call vote of Five in favor, Zero opposed.

Agenda Item: Resolution to Establish City Council Listening Sessions

Chair Mullane introduced the resolution to formally continue City Council listening sessions into the new Council term. She emphasized that only a small percentage of residents regularly engage with City Council through meetings, emails, or phone calls. The purpose of listening sessions is to proactively meet residents where they are and to solicit input from individuals who may not otherwise participate in municipal processes.

She noted prior listening sessions held at:

- The Senior Center
- Community-based locations
- Events coordinated through community liaisons

Members discussed the importance of expanding outreach and ensuring broader participation citywide.

Committee Discussion

Councilor Leming observed that the listening session initiative overlaps conceptually with the proposed ward meetings discussed later in the agenda and suggested coordination between the two approaches.

Councilor Callahan stated that ward meetings function as listening sessions and expressed support for prioritizing ward-based engagement.

Members discussed:

- The need for stronger communication strategies so residents are aware of listening sessions.
- Leveraging both digital and non-digital communication channels.
- Addressing generational differences in how residents receive information.

Public Comment

Patrick Clerkin, 14 Bennett Place, spoke in support of the listening session initiative and raised several considerations:

- The importance of improving public awareness and promotion of events.
- Ensuring outreach includes residents who do not rely primarily on digital communication.
- Considering geographic balance across the city, noting differing engagement patterns across neighborhoods.
- Exploring ways the public could assist in increasing awareness and participation.

Chair Mullane thanked the speaker and expressed openness to continued community suggestions for outreach improvements.

Motion

Councilor Leming moved to keep the resolution in Committee for continued development and refinement (seconded by Councilor Callahan) – Approved on a Roll call vote of Five in Favor, Zero opposed

Agenda Item: Resolution to Schedule Neighborhood Ward Meetings Hosted by the City Council

Chair Mullane introduced the proposal to establish ward-based neighborhood meetings throughout the City as a structured engagement initiative.

She expressed enthusiasm for implementing a ward-focused approach that would allow residents to discuss neighborhood-specific concerns directly with Council members.

Structure and Scheduling

Councilor Leming proposed that the Committee

- Establish a tentative ward rollout schedule.
- Identify priority wards based on upcoming policy matters.
- Pair Councilors to co-facilitate each ward meeting.
- Pilot initial meetings to assess format and effectiveness before broader implementation.

Councilor Leming recommended prioritizing:

- Wards 8 and 4 first, due to pending rezoning matters affecting Medford Square, Tufts Institutional zoning, and Boston Avenue.
- Followed by Wards 5 and 6.
- Then Wards 1 and 7 after additional practice and format refinement.
- Wards 2 and 3 later in the sequence.

Members discussed coordinating timing with zoning and planning calendars to ensure relevance.

Format Considerations

Members discussed various potential formats, including:

- Traditional panel-style meetings.
- Informal conversational settings such as community centers or restaurants.
- Hybrid meetings incorporating both in-person and Zoom participation.
- Separate in-person and virtual meetings rather than simultaneous hybrid models.

Concerns were raised regarding the logistical complexity of hybrid meetings and the staff resources required to support them.

Councilor Leming expressed hesitation about committing immediately to 16 total meetings (in-person and virtual per ward) over the two-year term, citing overall Council workload.

Venue and Outreach

Members discussed possible venues including:

- Community centers
- Religious institutions
- Local businesses
- Apartment complexes
- Medford Housing Authority properties
- Senior housing locations

Councilor Tseng emphasized the importance of reaching residents in large apartment buildings and housing authority properties, noting that those residents may feel less connected to City government.

Members agreed that strong advance advertising and coordination with the Clerk's Office would be necessary.

Agenda Structure

The Committee discussed the balance between:

- Maintaining consistent standing agenda items across wards.
- Allowing ward-specific topics and resident-submitted concerns.
- Soliciting agenda input from residents several weeks prior to meetings.

Members expressed interest in collecting resident feedback in advance to shape discussion topics.

Facilitation and Participation Equity

Members discussed prior listening session experiences where:

- Meetings were sometimes dominated by a small number of frequent speakers.
- Some attendees felt uncomfortable participating due to tone or format.

Councilor Callahan suggested active facilitation strategies, including:

- Clear expectations at the start of meetings.
- Encouraging broad participation.
- Ensuring opportunities for quieter attendees to speak.

Councilor Leming noted that format adjustments — such as more conversational settings — may help reduce adversarial dynamics sometimes associated with traditional Council meeting layouts.

Members agreed that effective facilitation would be critical to the success of ward meetings.

Councilor Callahan Motioned to keep paper in committee and adjourn (seconded by Councilor Leming) – Approved on a Roll call vote of Five in favor, Zero opposed.

ADJOURNMENT

The meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,

Richard Eliseo Jr.
Acting City Clerk

Councilor Mullane motioned to Approve (seconded by Councilor Leming) – 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.

Councilor Leming motioned to continue the Public Hearing to next regular meeting (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in favor, Zero opposed

26-037 - Petition for Grant of Location - National Grid (336-436 Riverside Avenue)

**26-037
PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
PETITION FOR A PROPOSED GAS MAIN REPLACEMENT AT 336-436 RIVERSIDE AV
(NATIONAL GRID PLAN #: WO- 15483309)
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 24, 2025 at 7:00 p.m., a link to be posted no later than Friday, January 20, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission of a proposed gas main replacement at 336-436 Riverside Av.

Wherefore it requests that after due notice and hearing as provided by law, it be granted a location fo and permission to install a new Gas main at 336-436 Riverside Av, WO# - 15483309 originally dated December 04, 2025 and received and filed in the Office of the City Clerk on January 15, 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 1,420 feet of 8-inch plastic and 35 feet of 6-inch plastic new low pressure gas main in the existing Riverside Avenue in accordance with a Plan Set titled "Proposed Gas Main Replacement, 336-436 Riverside Avenue, Medford Ma W.O. NO. 15483309 prepared by CHA Consulting, Inc. dated December 4, 2025 (the Plan).

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

1. The Grant of Location (GOL) is limited to approximately 1,420 feet of 8-inch gas main within the northern portion of the Riverside Avenue right of way as depicted on 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.
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. At least 72-hours prior to the start of the project, National Grid must coordinate abutter communications with the Director of Communications and submit any required information that may be requested to effectively inform the public.

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5. Any proposed gas main location must maintain 3-feet away from public utilities.
6. An approved as-built plan (and CAD files in the state plane) must be on file at the engineering division at the completion of the project.

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:

Diana Cuddy National Grid
Patrick Smith MWRA
Nate Merrit
Mathew Hare 20 Rockwell Av

Councilor Callahan motioned to approve (seconded by Vice President Lazzaro) – Approved on a Voice Vote of Seven in favor, Zero opposed

26-041 - Petition for Grant of Location - National Grid (Boston Avenue)

**PETITION FOR GRANT OF LOCATION,
NATIONAL GRID, NORTH ANDOVER, MASSACHUSETTS,
Petition for installation of three new underground electrical manholes and corresponding
six 6-inch conduit bank in the Boston Avenue right of way in accordance with a Tufts
University Expansion – Manhole and Duct System
(NATIONAL GRID PLAN #: WO- 31125614)
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 24, 2025 at 7:00 p.m., a link to be posted no later than Friday, January 20, 2025, on a petition by Massachusetts Electrical Company dba National Grid, for permission to install three new underground electrical manholes and corresponding six 6-inch conduit bank in Boston Ave right of way.

Wherefore it requests that after due notice and hearing as provided by law, it be granted a location for and permission to Install new underground electrical manholes and corresponding six 6-inch conduit bank in the Boston Avenue right of way, WO# - 31125614 originally dated August 14, 2025 and received and filed in the Office of the City Clerk on December 18, 2025, Revised January 8th 2026 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 three new underground electrical manholes and corresponding six 6-inch conduit bank in the Boston Avenue right of way in accordance with a Tufts University Expansion – Manhole and Duct System – Boston Ave, Medford, MA WR#-31125614 dated August 15, 2025 (the Plan).

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 six additional 6-inch conduit bank on Boston Avenue from an existing electrical manhole 655 approximately 1,100 feet westward to University Avenue as depicted on the Plan. The GOL includes three additional manholes (labeled MH6551, MH6552, and MH6553) within Boston Avenue. The Engineering Division recommends that this language revision be submitted for approval to the City Council hearing.
2. GOL is limited to the conduit orientation as detailed on the Plans.
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. 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

Page 16 of 4

Traffic Management Plan, Permanent Street restoration plan and schedule for pavement marking restoration.

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:

Tim W. National Grid
Rocco Dirico Tufts
Judith Weinstock 44 Burgett Rd

Councilor Callahan motioned to approve (seconded by Councilor Tseng) – Approved on a Voice Vote of Seven in favor, Zero opposed

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

26-030 - Submitted by City Clerk Petition for a Common Victualler License - Lighthouse Cafe

	CITY OF MEDFORD City Clerk's Office 85 George P. Hassett Dr.; Rm 103 Medford, MA 02155 (781) 393-2425 <i>The Commonwealth of Massachusetts</i>	Permit No: VIC26-000003 Issue Date : 01/29/2026 Fee : 75.00
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This is to Certify that a Common Victualler License is hereby granted to:

The Royal King Corporation dba The Lighthouse Cafe

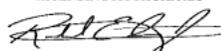
Location: 16 HIGH ST Medford, MA

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.

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

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

Addressing the Council:

Royal King Corp

Councilor Scarpelli motioned to approve (seconded by Councilor Tseng) – Approved on a Roll Call vote of Seven in favor, Zero opposed

	CITY OF MEDFORD City Clerk's Office 85 George P. Hassett Dr.; Rm 103 Medford, MA 02155 (781) 393-2425 <i>The Commonwealth of Massachusetts</i>	Permit No: VIC26-000014 Issue Date : 02/24/2026 Fee : 75.00
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This is to Certify that a Common Victualler License is hereby granted to:

Scoopology LLC dba ColdStone Creamery
Location: 61 Station Landing 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: 11:00 AM-11:00 PM; Tues: 11:00 AM-11:00 PM; Weds: 11:00 AM-11:00 PM; Thurs: 11:00 AM-11:00 PM; Friday: 11:00 AM-11:00 PM; Sat: 11:00 AM-11:00 PM; Sun: 11:00 AM-11:00 PM

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

Addressing the Council:
Scoopology LLC

Vice President Lazzaro motioned to approve as amended (seconded by Councilor Mullane) – Approved on a Voice vote of Seven in favor, Zero opposed

MOTIONS, ORDERS, AND RESOLUTIONS

26-043 - Offered by George Scarpelli, City Councilor, Isaac Bears, Council President, Justin Tseng, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	George Scarpelli, City Councilor, Isaac Bears, Council President, Justin Tseng, City Councilor

AGENDA ITEM

26-043 - Resolution to Request Comprehensive Litigation Report since January 2019, Quarterly Litigation Status Reports, and Independent Review of Litigation

FULL TEXT AND DESCRIPTION

WHEREAS, the Medford City Council has a duty to the residents and taxpayers of Medford to ensure that public funds expended on legal matters, including litigation defense, settlements, judgments, and outside counsel fees, are accounted for transparently and managed prudently; and

WHEREAS, a review of publicly available records maintained by the Massachusetts Department of Labor Relations (<https://pubinfo.dlr.state.ma.us/Default.aspx?search=advanced>) reveals a dramatic and unprecedented increase in unfair labor practice charges filed against the City of Medford, specifically: during the period 2011 through 2019, a total of twenty-two (22) unfair labor practice charges were filed against the City, an average of 2.75 per year; whereas during the period 2020 through 2024, a total of seventy-four (74) unfair labor practice charges were filed against the City, an average of 18.5 per year, representing a 573% increase; and

WHEREAS, the Department of Labor Relations found on July 30, 2025 in MUP-22-9436 (City of Medford and Medford Firefighters IAFF Local 1032) that the City violated M.G.L. c. 150E, Section 10(a)(5) by refusing to hold grievance hearings as required under the collective bargaining agreement, constituting a repudiation of the contractual grievance procedure; and

WHEREAS, a review of publicly available decisions of the Massachusetts Civil Service Commission (<https://www.mass.gov/collections/civil-service-decisions>) reveals that during the period 2011 through 2019, a total of nine (9) civil service actions were filed involving the City of Medford, an average of 1.125 per year; whereas during the period 2020 through 2024, six (6) civil service actions were filed, an average of 1.5 per year, a 33% increase, including cases involving police appointment bypass, fire lieutenant promotion disputes, and other personnel actions; and

WHEREAS, a review of publicly available decisions of the Massachusetts Housing Appeals Committee (<https://www.mass.gov/info-details/housing-appeals-committee-decisions>) reveals that

during the period 2011 through 2019, zero (0) affordable housing appeals were filed against the City of Medford; whereas during the period 2020 through 2024, two (2) such appeals were filed, specifically:

(a) Medford ZBA / DIV Fellsway, LLC, No. 2020-07, in which the City asserted a Chapter 40B safe harbor defense regarding a proposed 278-unit development at 970 Fellsway, and the Housing Appeals Committee issued an interlocutory decision on October 10, 2023 finding that the City had not met the 1.5% general land area threshold, rejecting the Zoning Board of Appeals' land area calculations; and

(b) Medford ZBA / MVP Mystic, LLC, No. 2020-06, a companion Chapter 40B case that was settled on June 24, 2022 when the City withdrew its safe harbor claim; and

WHEREAS, a review of publicly available federal court dockets reveals multiple lawsuits filed against the City in the United States District Court for the District of Massachusetts since 2019, including but not limited to: Ayala et al. v. City of Medford, No. 1:2022cv10115 (Fair Labor Standards); Fargo et al. v. City of Medford, No. 1:2022cv11765 (Fair Labor Standards); Benjamin v. City of Medford et al., No. 1:2024cv11686; Gandolfo v. City of Medford and Its Police Department, No. 1:21-cv-10325 (prisoner civil rights); and

WHEREAS, IAFF Local 1032 filed a class action lawsuit in Middlesex Superior Court in March 2024 (Buckley v. Lungo-Koehn) for failure to issue payment of contractual benefits under the collective bargaining agreement, including 2.5% raises for 2021-2022, 3% for 2023, and COVID hazard pay, representing potentially significant financial exposure to the City; and

WHEREAS, the cumulative data across multiple forums — a 573% increase in unfair labor practice charges, a 33% increase in civil service actions, the emergence of housing appeals where none previously existed, multiple federal wage and hour lawsuits, and ongoing labor disputes with both the firefighters' union and Teamsters — demonstrates a pattern of escalating legal conflict that warrants Council scrutiny; and

WHEREAS, the costs associated with defending these matters, including fees paid to outside counsel, settlement payments, judgments, retroactive pay obligations, and the diversion of staff time and municipal resources, are borne entirely by Medford taxpayers and reduce funds available for essential municipal services; and

WHEREAS, the City Council does not currently receive regular, comprehensive reports on pending and resolved litigation, associated costs, or financial exposure, limiting the Council's ability to fulfill its fiduciary and oversight responsibilities; and

WHEREAS, transparency in municipal litigation is a recognized best practice endorsed by the Government Finance Officers Association (GFOA), the International City/County Management Association (ICMA), and the Massachusetts Division of Local Services; and

WHEREAS, the residents and taxpayers of the City of Medford are entitled to know how their tax dollars are being expended on legal matters and whether the City's litigation posture is fiscally prudent and consistent with sound municipal governance; now, therefore:

Be it Resolved by the Medford City Council that we request that the City Solicitor and the Law Department, in coordination with the Mayor's Office and the Finance Department, prepare and deliver to the City Council within sixty (60) days of the adoption of this Resolution a Comprehensive Litigation Report covering the period from January 1, 2019 to the present, which shall include:

(a) A complete list of all lawsuits, claims, administrative proceedings, arbitrations, and other legal actions in which the City of Medford is or was a named party, whether as plaintiff, defendant, respondent, or intervenor, in any court, tribunal, or administrative body, including but not limited to: the United States District Court; the Massachusetts Superior Court, District Court, and Land Court; the Massachusetts Appeals Court and Supreme Judicial Court; the Civil Service Commission; the Department of Labor Relations; the Massachusetts Commission Against Discrimination; the Housing Appeals Committee; the State Ethics Commission; the Equal Employment Opportunity Commission; and any other federal, state, or local forum;

(b) For each such matter: the case name, docket or case number, forum, date filed, nature of claims, current status (pending, settled, dismissed, adjudicated), and outcome if resolved;

(c) Total legal costs associated with each matter, including but not limited to: fees paid to outside counsel (identified by firm name and total amount per firm), expert witness fees, court costs, mediation and arbitration fees, and any other litigation-related expenditures;

(d) Total settlement payments, judgments, awards, and other monetary dispositions paid by the City, identified by matter;

(e) The funding source for each litigation-related expenditure (general fund appropriation, insurance recovery, reserve fund transfer, or other);

(f) An estimate of the City's current aggregate financial exposure from all pending litigation; and

(g) A summary of insurance coverage applicable to litigation matters, including carrier name, policy limits, deductibles or self-insured retentions, and claims history.

Be it Further Resolved that beginning in the first quarter following adoption of this Resolution, and continuing quarterly thereafter, the City Solicitor shall provide the City Council with a Quarterly Litigation Status Report, to be delivered no later than thirty (30) days after the close of each calendar quarter, which shall include:

(a) A list of all new lawsuits, claims, or administrative proceedings filed by or against the City during the quarter;

(b) A list of all matters resolved during the quarter, including the nature of the resolution and any monetary payments made or received;

(c) An updated summary of all pending matters and their current status;

(d) Total litigation-related expenditures for the quarter, broken down by outside counsel fees, settlements, and other costs; and

(e) Year-to-date cumulative litigation expenditures compared to the budgeted amount for the fiscal year.

Be it Further Resolved that the City Council hereby directs the Finance Director to include, as a discrete line item or schedule in the City's annual budget submission beginning with the next fiscal year budget cycle, a detailed accounting of all litigation-related expenditures for the prior fiscal year

(a) A complete list of all lawsuits, claims, administrative proceedings, arbitrations, and other legal actions in which the City of Medford is or was a named party, whether as plaintiff, defendant, respondent, or intervenor, in any court, tribunal, or administrative body, including but not limited to: the United States District Court; the Massachusetts Superior Court, District Court, and Land Court; the Massachusetts Appeals Court and Supreme Judicial Court; the Civil Service Commission; the Department of Labor Relations; the Massachusetts Commission Against Discrimination; the Housing Appeals Committee; the State Ethics Commission; the Equal Employment Opportunity Commission; and any other federal, state, or local forum;

(b) For each such matter: the case name, docket or case number, forum, date filed, nature of claims, current status (pending, settled, dismissed, adjudicated), and outcome if resolved;

(c) Total legal costs associated with each matter, including but not limited to: fees paid to outside counsel (identified by firm name and total amount per firm), expert witness fees, court costs, mediation and arbitration fees, and any other litigation-related expenditures;

(d) Total settlement payments, judgments, awards, and other monetary dispositions paid by the City, identified by matter;

(e) The funding source for each litigation-related expenditure (general fund appropriation, insurance recovery, reserve fund transfer, or other);

(f) An estimate of the City's current aggregate financial exposure from all pending litigation; and

(g) A summary of insurance coverage applicable to litigation matters, including carrier name, policy limits, deductibles or self-insured retentions, and claims history.

Be it Further Resolved that beginning in the first quarter following adoption of this Resolution, and continuing quarterly thereafter, the City Solicitor shall provide the City Council with a Quarterly Litigation Status Report, to be delivered no later than thirty (30) days after the close of each calendar quarter, which shall include:

(a) A list of all new lawsuits, claims, or administrative proceedings filed by or against the City during the quarter;

(b) A list of all matters resolved during the quarter, including the nature of the resolution and any monetary payments made or received;

(c) An updated summary of all pending matters and their current status;

(d) Total litigation-related expenditures for the quarter, broken down by outside counsel fees, settlements, and other costs; and

(e) Year-to-date cumulative litigation expenditures compared to the budgeted amount for the fiscal year.

Be it Further Resolved that the City Council hereby directs the Finance Director to include, as a discrete line item or schedule in the City's annual budget submission beginning with the next fiscal year budget cycle, a detailed accounting of all litigation-related expenditures for the prior fiscal year

and projected litigation costs for the upcoming fiscal year, categorized by type of claim, forum, and outside counsel engagement.

Be it Further Resolved that the City Council requests that the Mayor authorize an independent review of the City's litigation costs, practices, and risk management procedures for the period January 1, 2019 through the present, to be conducted by a qualified independent auditor, municipal finance consultant, or law firm with expertise in municipal risk management that does not currently represent or contract with the City of Medford, and that such review shall:

- (a) Evaluate total litigation costs relative to comparable Massachusetts municipalities of similar size and demographics;
- (b) Assess whether the volume and nature of labor relations disputes, unfair labor practice charges, and civil service appeals indicate systemic deficiencies in the City's human resources, labor relations, or management practices;
- (c) Review the City's use of outside counsel, including the process for selecting, retaining, and overseeing outside legal services, and whether such engagements are cost-effective and competitively procured;
- (d) Evaluate the adequacy of the City's risk management and loss prevention practices, including whether the City maintains appropriate insurance coverage and whether claims management procedures are consistent with best practices; and
- (e) Provide recommendations for reducing the City's litigation exposure, improving labor relations outcomes, and strengthening internal controls to minimize avoidable legal costs.

Be it Further Resolved that nothing in this Resolution shall be construed to require the disclosure of information protected by the attorney-client privilege or the work product doctrine; provided, however, that the City Solicitor shall make every reasonable effort to provide the information requested herein in a manner that maximizes transparency while preserving applicable legal privileges, and that any claim of privilege shall be asserted on a matter-by-matter basis with a specific explanation of the basis for withholding.

Be it Further Resolved that the Comprehensive Litigation Report, all Quarterly Litigation Status Reports, and the independent review report, once delivered to the City Council, shall be made available to the public on the City's website and maintained as public records in accordance with M.G.L. c. 66, Section 10.

Be it Further Resolved that the City Solicitor shall appear before the City Council, or a committee thereof designated by the Council President, to present the Comprehensive Litigation Report and to respond to questions from Council members regarding the City's litigation posture, costs, and risk exposure.

Be it Further Resolved that copies of this Resolution shall be transmitted to the Mayor, the City Solicitor, the Finance Director, and the City Clerk, and that this Resolution shall take effect upon adoption.

Public Participation:

Steve South 106 Damon Rd
Munir Jirmanus 3 Summit Rd
Miccah Kessleman 499 Main St
Nick Gurileo 40 Robinson Rd
Patrick Clerkin 14 Bennett Pl
Nate Merrit 373 Riverside Av

Councilor Scarpelli motioned to approve as amended (seconded by Councilor Mullane) – Approved on a Voice vote of Seven in Favor, Zero opposed

26-044 - Offered by George Scarpelli, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	George Scarpelli, City Councilor
AGENDA ITEM	
26-044 - Resolution to Request DPW Update on Upcoming Major Utility Infrastructure Projects	
FULL TEXT AND DESCRIPTION	
WHEREAS, the City of Medford is currently experiencing or is scheduled to experience significant utility infrastructure work on multiple major roadways, including but not limited to High Street, Boston Avenue, Main Street, Riverside Avenue, and Willis Avenue; and	
WHEREAS, these projects are being undertaken by various entities including the Massachusetts Water Resources Authority (MWRA), National Grid, and other public utility companies; and	
WHEREAS, major infrastructure projects of this nature have significant impacts on traffic, parking, local businesses, and the daily lives of residents in affected neighborhoods; and	
WHEREAS, the City Council and residents would benefit from a comprehensive understanding of the scope, timeline, phasing, and anticipated impacts of each project; and	
WHEREAS, the City of Medford currently posts some project information on the city website, and there is an opportunity to review and enhance how this information is shared with the public;	
NOW, THEREFORE, BE IT RESOLVED that the Medford City Council respectfully requests that the Department of Public Works, in coordination with the MWRA, National Grid, and any other utility companies conducting or planning major infrastructure work within the City, provide a briefing to the City Council on all current and upcoming major utility infrastructure projects, including project scope, estimated timelines, street-by-street phasing, and anticipated impacts to residents and traffic; and	
BE IT FURTHER RESOLVED that the Council requests a review of how and when project information is posted to the city website and communicated to residents in affected areas, with the goal of ensuring that neighbors receive timely, clear, and comprehensive notice well in advance of construction.	

Councilor Scarpelli motioned to approve as amended (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in Favor, Zero opposed

26-045 - Offered by George Scarpelli, City Councilor



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	George Scarpelli, City Councilor

AGENDA ITEM

26-045 - Resolution to Request All Utility Project Public Notices Include Information on Seasonal Construction Moratorium

FULL TEXT AND DESCRIPTION

WHEREAS, the City of Medford maintains a moratorium on certain street opening and construction activities during winter months to protect roadway integrity and minimize disruption during adverse weather conditions; and

WHEREAS, residents in areas affected by planned utility and infrastructure construction projects benefit from knowing not only when work will occur, but also when work is prohibited or restricted under the City's moratorium policies; and

WHEREAS, including moratorium dates and seasonal construction restrictions in public notices would help set clear expectations for residents regarding project start dates and work schedules;

NOW, THEREFORE, BE IT RESOLVED that the Medford City Council requests that all public notices issued by the City or required of utility companies regarding upcoming street opening, construction, or infrastructure projects include a clear reference to the City's seasonal construction moratorium, including the applicable dates during which new street opening work is not permitted to commence; and

BE IT FURTHER RESOLVED that such notices include contact information for residents to direct questions about project timelines, scope, and restoration requirements.

Councilor Scarpelli motioned to waive the reading (seconded by Vice President Lazzaro) – Approved on a Voice vote of Seven in favor, Zero opposed

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

26-046 - Offered by Anna Callahan, City Councilor, Isaac Bears, Council President



Medford City Council
Medford, Massachusetts

MEETING DATE	SPONSORED BY
February 24, 2026	Anna Callahan, City Councilor, Isaac Bears, Council President

AGENDA ITEM

26-046 - Resolution to Support Home Sharing and Request Implementation Plan

FULL TEXT AND DESCRIPTION

WHEREAS The city of Medford and our entire region are in a housing affordability crisis, and

WHEREAS Over 65% of Medford residents are singles or couples, but less than 20% of our homes are studios or one-bedrooms, and

WHEREAS The city of Medford has a larger proportion of senior citizens than at any other time in recent memory, and many seniors would like to age in place but have concerns about continuing to upkeep their houses or performing other basic tasks, and

WHEREAS Building new housing takes time and may require zoning changes, and

WHEREAS Home Sharing has been shown in other communities to provide hundreds of units of affordable housing, keep seniors in their homes and aging in place longer, reduce loneliness for senior citizens, and increase a sense of community, all without any infrastructure changes, and

WHEREAS The city of Medford added on average only 75 new units of housing per year from 2020 to 2024, and

WHEREAS An advisor from the National Shared Housing Resource Center estimated that a city like Medford could expect to place 100 successful home shares in the first year and 500 each year after that, and

WHEREAS a home sharing program requires at least some funding/staff to run successfully, and

WHEREAS nearby towns might also benefit from a home sharing program and may be willing to share the benefits and costs of such a program,

THEREFORE BE IT RESOLVED that the City Council recognizes Home Sharing as an important cost-effective tool to increase housing availability and affordability, support aging in place, and

reduce loneliness, and expresses its intent to consider funding such a program as part of the FY27 operating budget; and

BE IT FURTHER RESOLVED that the City Council hereby requests that the Mayor, through the appropriate department(s), provide the City Council with a written response no later than **March 31, 2026** that does one of the following:

1. **Provides an implementation plan** for a Home Sharing program in Medford, which could include:
 - o a proposed program model and administrative home;
 - o estimated staffing and operational requirements;
 - o an estimate of funding needed for FY27;
 - o a proposed timeline for launch; and/or
 - o identification of any opportunities for grants, partnerships, or cost-sharing with neighboring municipalities;

OR

2. **States that the Administration does not intend to prioritize implementation of a Home Sharing program in FY27**, with a brief explanation sufficient to inform the City Council's budget deliberations.

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

COMMUNICATIONS FROM THE MAYOR

26-047 - Submitted by Mayor Breanna Lungo-Koehn

February 19, 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 Request – TreesMedford- City Park Invasive Plant Inventory

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 recommendation of the Community Preservation Committee:

Requesting the appropriation of \$10,000.00 from the CPA General Reserve to TreesMedford, to fund the City Park Invasive Plant Inventory.

The project will be tracked in the Community Preservation Fund. The CPC recommendation letter is attached and incorporated. Community Preservation Act Manager Theresa Dupont and a representative from TreesMedford will be in attendance to address the Council.

Thank you for your consideration.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

Enclosure

Councilor Tseng Motioned to approve (seconded by Councilor Callahan) – Approved on a roll call vote of Seven in favor, Zero opposed

26-048 - Submitted by Mayor Breanna Lungo-Koehn

February 19, 2025

Via Electronic Delivery

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

Re: Donation 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, §53A, a donation in the amount of \$800 by Jay Tangney, through a check for a specific veteran in need of housing; the veteran's name is withheld to protect their confidentiality.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

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

Vice President Lazzaro motioned to suspend rules and take papers 26-050 & 26-051 out of order (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in favor, Zero opposed

Vice President Lazzaro motioned to suspend the summary reading of **26-050** (seconded by Councilor Leming) – Approved on a Voice vote of Seven in Favor, Zero opposed

26-050 Submitted by Mayor Breanna Lungo-Koehn

February 19, 2026

Via Electronic Delivery

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

Re: Removal of Police Chief and Deputy Positions from Civil Service

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body vote to authorize the Mayor, on behalf of the City, to petition the Massachusetts General Court for special legislation, substantially in the form as set forth below, relating to the exemption of the positions of Police Chief and Deputy Police Chief from the Civil Service Law, General Laws Chapter 31; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Mayor approves amendments to the bill before enactment by the General Court, and provided further that the Mayor is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition:

The Special Act would provide as follows:

AN ACT EXEMPTING THE POSITIONS OF POLICE CHIEF AND DEPUTY POLICE CHIEF IN THE CITY OF MEDFORD FROM THE CIVIL SERVICE LAW

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. The positions of police chief and deputy police chief in the city of Medford shall be exempt from chapter 31 of the General Laws.

SECTION 2. This act shall not impair the civil service status of a person holding a position described in section 1 on the effective date of this act.

SECTION 3. This act shall take effect upon its passage.

Thank you for your attention to this matter.

Respectfully submitted,


Breanna Lungo-Koehn
Mayor

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

26-051 - Submitted by Mayor Breanna Lungo-Koehn



Medford City Council
Medford, Massachusetts

MEETING DATE **SPONSORED BY**

February 24, 2026

AGENDA ITEM

26-051 - Board and Commission Appointments

FULL TEXT AND DESCRIPTION

Re-appointments

- Jennifer Keenan - Historical Commission
- John Lopes - Board of Assessors

New Appointments

- Sara Berndt - Historical Commission
- Henry Milorin - Council on Aging
- John Dubuc - Water and Sewer Commission
- William Williams - Parks Commission

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. William Williams
2. John Dubuc

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

26-049 - Submitted by Mayor Breanna Lungo-Koehn

February 19, 2026

Via Electronic Delivery

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

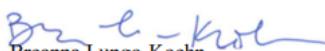
Re: Litigation Settlement

Dear President Bears and Members of the City Council:

I respectfully request and recommend your Honorable Body enter Executive Session pursuant to G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to litigation concerning the matter of Liberty Mutual Insurance Company a/s/o Robyn Hassett v. City of Medford. I also recommend that the Council’s agenda state in the executive session notice that “votes may be taken”. Attorney Janelle Austin from KP Law will be present to provide the Council with guidance on this matter.

Thank you for your kind attention to this matter.

Sincerely,


Breanna Lungo-Koehn
Mayor

Councilor Tseng motioned to enter executive session and adjourn from executive session where votes may be taken (seconded by Vice President Lazzaro) – Approve on a Roll call vote of Seven in favor zero opposed

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

ADJOURNMENT

Vice President Lazzaro motioned to Adjourn (seconded by Councilor Callahan) – Approved on a Voice vote of Seven in Favor, Zero opposed

Respectfully Submitted

Richard Eliseo Jr.
Acting City Clerk