



Medford City Council
Medford, Massachusetts

The Nineteenth Regular Meeting, October 28, 2025

City Council

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

Zoom

Link: <https://us06web.zoom.us/j/82156910505?pwd=jKdS7dE5N6pQ8rEkMK8PYI9BIRYNnu.1>

Call-in Number: +13126266799,,82156910505#,,,*601228# | Zoom Passcode: 601228

Live: Channel 22 (Comcast), Channel 43 (Verizon), [YouTube](#), and medfordtv.org.

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

CALL TO ORDER

President Isaac "Zac" Bears called the meeting to order at 7:08 P.M. on October 21st, 2025 in the City Council Chamber on the second floor of Medford City Hall, 85 George P. Hassett Drive, Medford, Massachusetts, and via Zoom.

ROLL CALL

Present: Councillor Callahan; Vice President Collins (ZOOM); Councillor Lazzaro; Councillor Leming; Councillor Scarpelli; Councillor Tseng; President Bears. Inside the Rail: Assistant City Clerk Richard Eliseo Jr.

SALUTE TO THE FLAG

ANNOUNCEMENTS, ACCOLADES, REMEMBRANCES, REPORTS, AND RECORDS

25-166 - Offered by George Scarpelli, City Councilor

25-166 - Resolution in Memory of Paul Mattatall

Be it resolved that the Medford City Council send our deepest condolences to the family of Paul Mattatall retired Medford High School Teacher Administrator and Coach

Councilor Scarpelli motioned to approve (seconded by Councilor Lazzaro) – approved on a Roll call vote 7 in favor, zero opposed.

Records:

The Tabled Records of the Meeting of September 30, 2025 were passed to Vice President Collins

Vice President Collins motioned to approve (seconded by Councilor Tseng) – Approved on a roll call vote of Seven in favor, Zero opposed.

The Records of the Meeting of October 21, 2025 were passed to Councilor Leming

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

Reports of Committees

24-036 - Offered by Emily Lazzaro, City Councilor

Attendees: Councilor Emily Lazzaro, Committee Chair; Councilor Anna Callahan; Councilor Tseng Vice Chair; Councilor Collins; Assistant City Clerk Richard Eliseo Jr; Absent: Councilor Leming; other participants as noted in the body of this report.

Chair Lazzaro called the meeting to order at 6:39p.m. on October 22, 2025 in the City Council Chambers on the second floor of Medford City Hall, and via Zoom. The purpose of the meeting was to discuss the following Resolutions, Overgrowth Ordinance and Updates to the Rodent Control Ordinance (Paper 24-036 & 24-461).

24-036 - Offered by Emily Lazzaro, City Councilor

Sec. 38–36.5. – Overgrowth

(a) Purpose and Intent.

1. The purpose of this section is to establish guidelines, rules and prohibitions developed to control and prevent plant overgrowth and other conditions that threaten public health, safety and welfare by impeding public ways, public rights-of-way; create conditions attracting rodents or create other potential public health hazards.
2. The City may intervene and take action in instances where overgrowth impedes the safe and unfettered use of the public ways and sidewalks, or. creates conditions where rodents are attracted

3.

1.

(b) Overgrowth and Prohibited Conditions.

1. No property owner shall allow any overgrowth of grass, shrubs, weeds, or other plants or vegetation to impede or block any public way, right of public way and sidewalk;
2. No property owner shall allow vegetation and overgrowth that is infested with rodents, vermin, insects or other animals and pests to persist on their property; and

3. All property owners must maintain their property to prevent the creation of pools of stagnant water that attract and contribute to breeding of mosquitoes and overgrowth that creates a fire hazard.

(c) Exceptions.

a. Nothing in this section shall be interpreted to prohibit regular routine maintenance, gardening and landscaping. However, when overgrowth is determined to be the cause of a public safety threat or nuisance by the Health Director or designee and Building Commissioner or designee the overgrowth or offending condition must be remedied timely in accordance with any order issued by the City enforcement officer.

(d) Enforcement and Penalties.

1. The Building Commissioner and Health Director or their designees acting as Code Enforcement Officers are authorized to administer and enforce this ordinance.

2. This ordinance shall be enforced in the manner provided in Sec. 1-13 of these Ordinances and G.L. c. 40, § 21D. Any property owner who violates any provision of this ordinance shall be subject to the following penalties:

i. First offense: Written warning

ii. Second offense: \$50.00 iii. Third (and each subsequent) offense: \$100.00

(e) Effective Date

b. This ordinance shall become effective immediately upon passage.

Chair Lazzaro recognized Vice President Collins. Vice president Collins thanked Chair Lazzaro and fellow councilors with their collaboration on the two ordinances and stated I will give an overview of both ordinances and also explain the global issues that need to be dealt with to get them over the finish line. Vice President Collins stated that one of the ordinances is new and the other is an update to the current rodent control ordinance. Vice president Collins thanked Health Director Maryann O'Connor for her updates and collaboration on the resolutions. Vice President Collins stated the last time we met on these ordinances was about a month or two ago and the reason for creating the Overgrowth ordinance was to be able to respond to those types of problems. Especially when property owners don't deal with the overgrowth it causes impediments on public ways which is not fair to people who use the public way and the Board of Health needs to be able to take action when this is occurring. Also, Director O'Connor has been taking steps to sure up the city's responsiveness to rampant rodent issues in the city which are no better or worse than anywhere else in the region. But we need to be able to strengthen our holistic and systemic approach to rodent control is a big part of keeping rats away from every part of the city, whether there are burrows on your street or not. The city needs to have more tools to help property owners prevent rodents on their property and allow enforcement action when people are not responsible. We are looking for ways to direct more fees and fines associated with both the overgrowth and rodent control ordinance into the rodent control revolving account, so the city has more funding available to do its mitigation.

Addressing the Committee:

Maryann O'Connor Director of Public Health
Raven Beck Registered Sanitarian
Tim McGivern DPW Commissioner

Vice President Collins acknowledged Director O'Connor and asked if there was anything she would like to say in regard to the ordinance and amendment. Director

O'Connor thanked Vice President Collins for her work on this and she feels this is very important to help continue the mitigation efforts and also to help increase the fines associated with violations of these ordinances. Vice President Collins shared Solicitor Foley's redlined version which has been inserted in the minutes above. Vice president Collins stated she wasn't sure why it was best to not have certain language in the ordinance based on solicitor foley's recommendation. Chair Lazzaro stated that it kind of reminded her of legal language issues and that it would be beneficial to have Solicitor Foley here to address the issues. Chair Lazaro recognized Councilor Callahan who asked would it help if we removed the specific ones and just stated all properties must be maintained of overgrowth of widely allergic and allergenic plants. Chair Lazzaro recognized Vice president Collins who stated she appreciates the language comments because some of her language choices seem to be not quite it for this purpose which again is fine because I'm not the one with the JD. She would be interested to hear from Director O'Connor perspective as well and as to how much of the content we can keep with keeping the language the way it needs to be. Chair Lazzaro recognized Councilor Tseng who stated in reading the comment he thinks the worry is the wording is overbroad and could affect those situations that can't be controlled, for instance a pool of water just forms day and a code enforcement officer walks by and sees it and fines a resident or homeowner for that. He thinks that this may be more of a city staff wording issue than a legal one so there is less gray area if something ever went to court.

Vice President Collins said thank you I think that is helpful and I will be following up with Board of Health on this after the meeting, but if Director O'Connor like to add something now that would be fine. Director O'Connor stated that she hasn't had a chance to read the redlined version as of yet but her understanding is the Overgrowth and unkept properties are the ones they are trying to mitigate and as far as stagnant water a small puddle that collects is not what they would be looking for and that it would be more of the Rain barrels and swimming pools that residents have in their yards that water just sits in and allows for the breeding of mosquitos. Director O'Connor also stated she would be happy to go over this with Vice President O'Connor and Solicitor Foley. Councilor Tseng ask Director O'Connor to Illustrate the ragweed situation, which Director O'Connor said it would be an overgrowth issue that causes issue with neighbors or the community in general. Councilor Tseng stated that he doesn't think the word extensive may be the issue, but we may have to look at it. Director O'Connor recognized Sanitarian Beck who stated that if we are looking for language to use specifically and if anyone is familiar with the state sanitary code it is 105 CMR 410, but it us the code we use a lot of the time when dealing with property owners that defines stagnant water and that may be helpful in the wording for the ordinances. Chair Lazzaro and Vice President Collins both thanked Sanitarian Beck for her helpful information. Vice President Collins stared that as we continue working on this ordinance, we be in collaboration to make sure that it closely matches your needs in the language we use because that the whole point. Vice president Collins the final major piece on this ordinance is our segway into the next ordinance which is making sure that the fines we collect from the violations can be deposited in the rodent control account. Vice President Collins stated that Solicitor Foley has some concerns that the language need to make sure the funds go into the rodent account may not be there to allow that. Chair Lazzaro stated not to put too fine a point on it but when we are asked if we spend to much time on national issues and not enough time on city ones this is the type of thing we are working on in the background as well. Chair Lazzaro recognized Commissioner McGivern who stated I was wondering if I could have a chance to review this ordinance as well because the DPW does the public right of way enforcement not the building department and would love to be able to provide some comments. The Conversation moved over the Amendments to the Rodent Control ordinance.

24-461 - Offered by Emily Lazzaro, City Councilor

ARTICLE IV. - RODENT CONTROL

Sec. 6-112. Purpose and Intent.

The purpose of this section is to strengthen the City's ability to control the population growth of rats, mice, and other rodents ("rodents") and thereby prevent the potential spread of infectious and contagious diseases caused by rodents.

Sec. 6-113. Definitions.

As used herein, the following terms shall have the meanings ascribed to them below:

- (1) "Exterminate" shall mean to eliminate rodents through lawful methods utilized by a licensed pest control management company in the Commonwealth of Massachusetts.
- (2) "Exterminator" shall mean an individual worker duly licensed and in good standing in the Commonwealth of Massachusetts to provide extermination services.
- (3) "Infestation" shall mean recurrent, persistent presence, of rodents as determined by observation of burrows, droppings, gnaw marks, tracks and other physical evidence, that is determined by the City to be a threat to public health, safety and welfare.
- (4) "Private backyard composting" shall mean the natural process of recycling organic matter such as food scraps and yard waste, which decomposes into a nutrient rich soil amendment known as compost.
- (5) "Curbside composting" shall mean a way to handle private backyard composting through a curbside pick-up service rather than at home.

Sec. 6-114. General requirements on private property.

- (a) All properties within the City including private property must be maintained to reduce and eliminate the threat of infestation by rodents and property owners must take such reasonable preventive and remedial measures when ordered by the Board of Health.
- (b) All private properties must be maintained to prevent conditions that are conducive to attracting rodents and rodent activity,, or conducive to rodent harborage.
- (c) Property owners may be required to implement rodent-proofing preventative measures and mitigation by order of the Board of Health.
 - a. Property owners shall, when ordered, implement rodent-proofing and extermination measures as specified to prevent rodents from gaining access to food and water , including human food, domestic animal food, and bird food.
 - b. All trash, waste and debris must be stored securely and disposed of properly in accordance with City ordinances so that excessive or accessible waste does not become an attractant or harborage for rodents.
 - i. Property owners shall take reasonable measures to prevent the accumulation of materials stored in a manner capable of providing food, harborage or other attractants for rodents, including, but not limited to, household garbage, litter, excrement, filth, lumber, tree limbs, firewood, motor vehicle bodies or parts, construction and demolition debris, appliances, wood, scrap metal, overgrown vegetation, decaying animals or vegetable matter, animal waste, and any other articles that provide shelter and protection for rodents.
 - ii. Trash barrels, compost bins, and all other waste receptacles must be kept well-maintained, undamaged and intact so as to avoid becoming a lure or attractant for rodents. Property owners should replace and may be ordered to replace trash barrels or other waste receptacles that have been damaged or compromised.
 - c. Property owners may be required to respond to infestation or rodent burrows when evidence of a rodent infestation occurs, including evidence of untreated rodent burrows. Property owners must take all measures required by the Board of Health, at the owner's sole cost and expense, in order to eradicate the infestation and prevent future infestation.

d.

Sec. 6-119. Composting—Private, curbside and maintenance.

- (a) Private backyard composting is permissible under the following conditions:
 - (1) All compost bins must be constructed out of hardware cloth/welded wire, wood, plastic barrels, or other durable material;
 - (2) The entire bin must be lined with rodent proof hardware cloth/wire mesh one-fourth inches or smaller;
 - (3) The lid must be tight fitting with a locking lid;
 - (4) There must be adequate drainage provided below the bin by means such as digging the soil below the bin and laying three to four inches of coarse gravel;
 - (5) The compost pile must be located (at least 25 feet?) away from areas that may be attractive animal nest locations like wood piles, carports, sheds or brush piles; and
 - (6) The compost pile must be located away from attractive food sources like bird feeders, pet food bowls, garbage cans, fruit trees or berry bushes.
 - (7)
- (b) Curbside composting is permissible when the following conditions are met:
 - (1) All compost bins must have a tight-fitting and locking lid;
 - (2) The bins must be lined with compostable plastic or paper bags to help keep the bins clean and odors to a minimum; and
 - (3) Compost bins must be maintained and rinsed or cleaned as needed.
 - (4)

Sec. 6-120. Enforcement, penalties and violations.

- (a) All complaints about rodent activity should be directed in writing to the Health Department and may be referred to other appropriate City departments as necessary.
- (b) The Building Commissioner , Director of Public Works, Director of Health, and their designees as enforcement officers of the City are authorized to administer and enforce this ordinance.
- (c)
- (d) Any property owner of a residential building who violates any provision of this ordinance shall be subject to the following penalties:
 - i. First offense: Written warning
 - ii. Second offense: \$100.00
 - iii. Third (and each subsequent) offense: \$200.00 (per day until corrected)
 - iv.
- (e)

Sec. 6-121. Permits for buildings, earthworks, street openings and utility installation.

- (a) *Buildings and earthworks.*
 - (1) All permits issued by the building commissioner for earth displacement and land clearing activities on residential and commercial property will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed at the request of the Board of Health.
 - (2) In addition to the fee required above, building permits issued for certain activities will require the implementation of an Integrated Pest Management (IPM) plan as a

condition of the permit. IPM plans must be submitted to the Health Department and implemented a minimum of 14 days prior to the start of the project. IPM plans will be required for:

- a. Demolition.
- b. Renovation or construction work on abandoned properties.
- c. Large-scale commercial projects valued at over \$1,000,000.
- d. Construction of residential subdivisions.

(3) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

(b) *Permits for street openings and utility installation.*

(1) All permits issued by the department of public works for the following activities will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.

- a. The disturbance of an existing underground utility within the paved right-of-way of a distance greater than 500 linear feet;
- b. The installation of a new underground utility within the paved right-of-way greater than 500 linear feet;
- c. The disturbance of an existing underground utility outside of the paved right-of-way greater than 250 feet;
- d. The installation of a new underground utility outside of the paved right-of-way greater than 250 feet.
- e. Street opening fees do not apply to emergency repair or maintenance work that is required for public safety.

(2) In addition to the fee required above, permits issued by the department of public works for the following activities will require the implementation of an Integrated Pest Management (IPM) plan as a condition of the permit. IPM plans must be submitted to the health department and implemented a minimum of 14 days prior to the start of the project. The 14-day advance period may be waived by the director of the department of public works in emergency situations. IPM plans will be required for:

- a. The disturbance of an existing underground utility within the paved right-of-way of a distance greater than 1,500 linear feet;
- b. The installation of a new underground utility within the paved right-of-way greater than 1,500 linear feet;
- c. The disturbance of an existing underground utility outside of the paved right-of-way greater than 750 feet;
- d. The installation of a new underground utility outside of the paved right-of-way greater than 750 feet;

(3) Disturbance shall be defined as excavating the earth immediately around an existing utility. The length of disturbance shall be measured by the overall linear length of excavation required to unearth the utility. Activities that do not require the excavation of soil shall not be considered disturbance for the purposes of this article.

(4) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

(5) Integrated Pest Management (IPM) permit fees shall be deposited into the Rodent Control Account.

Sec. 6-122. Permits for dumpsters.

- (a) All permits issued by the Health department for dumpsters on residential and commercial property will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years. Dumpsters associated with building projects for which the building permit rodent control fee has been assessed are exempt from this additional fee.
- (b) In addition to the fee required above, dumpster permits will require the implementation of an integrated pest management plan as a condition of the permit. IPM plans must be submitted to the health department and updated annually before a permit will be issued by the health department.
- (c) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

Sec. 6-123. Permits for food establishments.

- (a) All permits issued by the Health Department to operate a food establishment will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.
- (b) All applicants to the health department for a permit to sell retail food or operate a food service establishment are required to develop and provide an integrated pest management plan as a condition of the permit. IPM plans must be submitted to the health department and updated annually.
- (c) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.
- (d) Temporary food service applicants are exempt from these requirements.
- (e) Establishments not required to hold a local food establishment permit, but which serve, store, process, or distribute food on-site, including but not limited to food manufacturing facilities, food distribution facilities, breweries, and retail establishments exempted under the Federal Food Code, are also subject to the requirements for a rodent control fee and IPM plan.

Sec. 6-124. Permits for landfills, transfer stations, recycling facilities, and offal vehicles.

- (a) All permits issued by the health department to operate a landfill or transfer station will be subject to a separate fee designated for rodent control. Such fees are to be set by the Medford City Council and reviewed every three (3) years.
- (b) All applicants to the health department for a permit to operate a landfill or transfer station are required to develop and provide an integrated pest management plan as a condition of the permit. IPM plans must be submitted to the health department along with the permit application and updated annually.
- (c) All applicants to the health department for a permit to remove, transport, or dispose of garbage, offal, or other offensive substances are required to provide a copy of an integrated pest management plan for the facility where the vehicles are garaged. Such IPM plan must include procedures for surveillance and control activities specific to the vehicles. IPM plans must be submitted to the health department and updated annually.
- (d) Facilities not required to hold a local health department permit, but which receive, store, sort, process, or transfer recyclable materials on-site are also subject to the requirements for a rodent control fee and IPM plan.
- (e) Responsibility for pest prevention and management remains with the permit holder, even when a commercial service is part of the permit holder's IPM program.

Sec. 6-125. Permits for keeping of animals.

All applicants to the health department for a new or renewal permit to keep certain animals (as defined within city ordinance or board of health regulation) are required to provide evidence that the lot and any structures thereon have been assessed by a licensed pest control operator and have been treated for, or are free from, rodents in accordance with State Sanitary Code, 105 CMR, Section 410.550.

Sec. 6-126. Requirements for public property.

- (a) Dumpsters on public properties are subject to the requirement for an IPM plan.
- (b) IPM plans shall be developed for all public buildings and parks and updated annually.

Sec. 6-127. Content of integrated pest management plans.

Integrated pest management plans required under this article must include, at minimum:

- (1) Names and certifications of licensed pest control operators. An Initial survey by a licensed pest control operator documenting presence or absence of rodent activity, burrows, and sanitation conditions that could support rodent activity on the site and accessible public areas adjacent to the site.
- (2) Details about rodent control measures to be implemented on the site, including locations of traps and bait stations, types and amounts of pesticides used, schedule for follow-up monitoring, cleanup of bait stations and rodent carcasses, staff training and notification procedures, and management of sources of food, water, and harborage on the site, including vegetation management.
- (3) Procedures for responding to rodent complaints associated with the site, including name and contact information for management-level individuals to respond to complaints.

Sec. 6-128. Establishment of Rodent Control Account.

- (a) This Section establishes a designated Rodent Control Account to be used for rodent control measures.
- (b) All fees and fines collected pursuant to this Ordinance or for violations thereof shall go into the designated Rodent Control Account.

Sec. 6-121. Fee schedule.

All fees and fines collected pursuant to this Ordinance or for violations thereof shall go into the designated Rodent Control Account.

Updates to Appendix A – Fee Schedule.

<i>Article IV. Rodent Control</i>		
(a) Health department annual rodent control fees:		6-121
(1) Food establishment, food processing or storage facility	25.00	
(2) Landfill, transfer recycling facility	250.00	
(3) Offal business	100.00	
(4) Dumpster	100.00	
(b) Public works department rodent control fees: \$250.00 plus \$1.00 per foot		6-121
(c) Building permit rodent control fees:		6-121
(1) Commercial projects, per permit	300.00	
(2) Residential projects, per permit	250.00	

Vice President Collins stated that solicitor Foley had word smithed this as well to better control the city ability to intervene to control our Rodent population and that all the fines and fees can be placed directly into the Rodent Account. Vice President Collins ran through the redlined document which has been inserted in the minutes above. Vice President Collins stated that Section 6-114 Subsection C and D had the biggest changes basically to point more towards Board of Health regulations and to have those regulations be housed in the board of health, which she doesn't disagree with. She discussed the change to the compost bins if damaged and finally the fee and fines section in getting those into the revolving account.

Chair Lazzaro asked if anyone had any questions or comments for Vice President Collins in seeing none, she recognized Vice President Collins. Vice President Collins stated that they also updated the fee schedule for the ordinance in Article 4 Section 6 to bring them up to the 21st century. So to summarize the main thing to do are to remove the inconsequential language and improve the language to still capture the intent and to nail down the piece of where the fees can be deposited and how to get them deposited in the correct account. Chair Lazzaro recognized Director O'Connor who asked 6-124 to

revisit because we don't allow transfer stations in Medford. Then in subsection C we talk about other offensive substances where they are garaged to only if they are garaged in Medford, and lastly the fee schedule Food establishment breaking them out, so they are separate from food processing and storage facilities as well as higher fees for those businesses.

Chair Lazzaro recognized Councilor Callahan who wanted to thank Vice President Collins and Director O'Connor for their hard work and this is what it looks like when everyone works to complete a common goal. Chair Lazzaro asked if there were any motions on the floor.

Vice president Collins Motioned to review Solicitor's redline and incorporate language tweaks; collaborate with Dir. O'Connor and Comm. McGivern on other edits; and submit to Solicitor Foley for additional legal review and feedback, and to keep the papers in Committee (seconded by Callahan) – passed on a Voice vote of 4 in favor, 1 Absent (Councilor Leming), zero opposed.

Councilor Tseng motioned to adjourn (seconded by Callhan) – passed on a Voice vote of 4 in favor, 1 Absent (Councilor Leming) and zero opposed.

Chair Lazzaro Adjourned the meeting at 7:35pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk

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

PETITIONS, PRESENTATIONS, AND SIMILAR PAPERS

25-162 – Offered by Councilor Scarpelli

Petition for a Common Victualler's License - Iris Restaurant

Addressing the Council:
Juaquin Lemus Owner

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

Councilor Tseng motioned to take of the table (seconded by Councilor Lemming) – Approved on a roll call vote of Seven in favor, Zero opposed

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

25-163 – Offered by Councilor Scarpelli

Petition for a Common Victualler's License – Twisted Tree Cafe

Addressing the Council:
Christine Doherty Owner

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

MOTIONS, ORDERS AND RESOLUTIONS

25-164 Offered by Councilor Scarpelli

25-164 - Resolution on Salem Street Corridor Re-zoning

Whereas the City Council referred the Salem Street Corridor Re-Zoning proposal back to the CD Board for consideration of a revision to remand the MX-2 designation back to MX-1;

Whereas the CD Board has completed its findings regarding the Salem Street Corridor Re-Zoning and rendered by vote its recommendations back to the City Council;

Whereas the residents of the area encompassing the Salem Street Corridor are already facing negative consequences of the active passage by the City Council of the unrevised Zoning inclusive of MX-2 designations;

Whereas the residents of the area encompassing the Salem Street Corridor remain anxious that the CD Board recommendations be taken up by the City Council in a timely manner to gather certainty for a path forward for their neighborhood inclusive of their concerns toward their quality of life and their consideration equity in concert with the rest of the city of Medford.

Be it resolved that the City Council shall share a timeline to inform the residents of the area encompassing the Salem Street Corridor of the process toward its ruling on the referred recommendations by the CD Board, and that the City Council shall set a date certain for its vote to be rendered regarding the CD Board's voted-upon recommendations.

Address the Council:

Andrew Castinetti

Robert Carney 50 Hicks Av unit 6

Ken Gareau 52 Lambert St

Councilor Scarpelli motioned to Receive and place on file (seconded by Leming) – Approved on a roll call vote or Seven in Favor, Zero opposed.

COMMUNICATIONS FROM THE MAYOR

25-165 - Submitted by Mayor Breanna Lungo-Koehn

October 23, 2025

Via Electronic Delivery

To the Honorable President and

Members of the Medford City Council

Medford City Hall

85 George P. Hassett Drive

Medford, MA 02155

Re: Supplemental Appropriation for the Fiscal Year 2026

Dear President Bears and Members of the City Council:

I respectfully request and recommend that your Honorable Body approves the following supplemental appropriation for Fiscal Year 2026:

- \$1,300,000 for the acquisition and implementation of an updated accounting software, including but not limited to:
 - o Funding for up to one full-time temporary staff member to assist with the City's transition;
 - o Associated employee benefit costs; and
 - o Third-party consulting and implementation services.

And to meet this appropriation, the sum of One Million, Three Hundred Thousand Dollars and Zero Cents (\$1,300,000) be raised and appropriated from the Fiscal Year 2026 tax levy.

The proposed supplemental appropriation utilizes one-time funds to support the transition to a new accounting software system. This initiative is the result of months of productive discussions and successful negotiations with the Mystic Valley Development Commission (MVDC) related to the Rivers Edge Project. As the Council is aware, the properties at 100 and 200 Rivers Edge will no longer be exempt under Mass. General Law Chapter 59 for FY26. With both properties now taxable, the resulting increase in the City's new growth will be sufficient to sustain this appropriation.

As part of the ultimate MVDC negotiation, Medford has tentatively agreed to commit annual payments for the next 5 fiscal years (FY26-FY30) ranging from \$31,683 in FY26 to \$47,848 in FY30, which would be deducted from the amount owed to Medford by the MVDC and redirected to Malden. This arrangement will require future City Council approval, as it involves a payment not mandated by the district's enabling legislation, but it would simplify the process by eliminating the need for Medford to issue a separate payment.

Thank you for your kind attention to this matter.

Sincerely,
Breanna Lungo-Koehn
Mayor

Addressing the Council:

Bob Dickinson Finance Director
Jared Yagjian Chief Assessor
Micah Kesseleman 499 Main St
Andrew Castinetti Cushing St
Jennifer Yenko 16 monument St

Councilor Scarpelli motioned to Approve 9seconded by Councilor Callhan) – Approved on a roll call vote of Seven in favor, Zero opposed.

PUBLIC PARTICIPATION

Addressing the Council:
Micah Kesseleman 499 Main St
Andrew Castinetti Cushing St

President Bears closed Public Participation at 8:18pm

Adjournment:

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

Meeting Adjourned at 8:20pm

Respectfully Submitted
Richard Eliseo Jr
Assistant City Clerk