Meeting Minutes
Medford Comprehensive High School Building Committee Meeting
May 20, 2026 at 6:30 p.m. at MHS Library & on Zoom

I. Roll call

Voting Members: 10 Present, 5 Absent
Non-Voting Members: 8 Present, 1 Absent

II. Approval of Meeting Minutes
A. Meeting Minutes from April 27, 2026 Full Committee Meeting

Motion to Approve April 27, 2026 Meeting Minutes by Maria D'Orsi, second by Aaron Olapade, 9/1/5 Motion passes

Motion to add the agenda to the meeting minutes by Luke Preisner, seconded by Mayor Lungo-Koehn - 10/0/5 Motion passes

Discussion: Luke - wants to amend the minutes to include the full content agenda (50 pages). The 50 pages had the proposals. The minutes reflect the content of what we discussed which included the agenda. The Mayor seconded Luke's amendment. Maria does not accept the friendly amendment

III. Deed Restriction & Next Steps
A. Offered by Jenny Graham:
Whereas the project team recently learned about a deed restriction that limits the ability to build on parts of Edgerly Field and the Football practice field. Lifting the restriction would require an Article 97 process. And;

Whereas an Article 97 process could not be completed prior to the scheduled selection of a single preferred option on June 10, 2026;

Be it resolved that the MCHSBC will formally eliminate C2.2, C3.4, and D2.1 from further consideration.

Be it further resolved, the MCHSBC will formally adopt the modifications represented in C2.2A and C3.4A for consideration.

Be it also resolved that the project team will align cost estimates to these newly adopted modifications (C2.2A and C3.4A) by the 5/27/2026 meeting without incremental cost to the City of Medford.

Public Discussion

Motion to take the agenda out of order by Luke Preisner, second by Dr. Suzanne Galusi - 12/0/3 Motion passes

Rules are suspended to take item IV out of order (and discuss it before returning to a motion for item III)

Motion to approve (Item III) by Nicole Morrell, second by Libby Brown - 13/0/2 Motion passes

IV. MSBA PDP Comments and Team Response Summary
V. PSR Cost Estimate Review

Motion to Table Space Change Proposals B & C by Luke Preisner, second by Libby Brown (this was from 4/27 meeting)

VI. Adjournment

Motion to adjourn by Mayor Lungo-Koehn, second by Nicole Morrell - 13 /0/2 Motion passes

Meeting adjourned

Public Comment Notes:

- *Nick Guriello 40 Robinson Road -*
  - *disappointed with deed restrictions.*
  - *It is a mistake and can't happen again.*
  - *Not complying with MSBA has us at risk of losing MSBA support.*
  - *Political decision.*
  - *The committee should deliberate how we move forward.*
  - *Wants a report as to what went wrong and propose how it won't happen in the future.*
  - *What is the cost of this mistake?*
  - *The community has lost trust in the committee due to the mistake.*
- *Irene Turrody 31 headland way -*
  - *mistakes were made and we are rushing too quickly.*
  - *Committee has questions and the public doesn't know what to ask.*
  - *The dates should be moved.*

- *Andrew Bankson 11 hastings lane: questions for the architects*
    - *. Modulars 1000 ft. 52 modulars in option A where do they go? (Matt Rice: 2 stories, on parking lot.) Andrew: put the modulars on a deck and park underneath*
    - *A and B are the greenest options.*
- *Zoe Mutzos 33 johnson ave -*
    - *thank the full team for quickly creating versions of C2 and C3 - now we still have 5 options.*
    - *Looking forward to hearing how we got here.*
    - *When you do the money presentation, or a meeting soon after, can we get a parking situation during the build? Also what will the field situation look like*
- *Sharon Diasro corner of Mass Ave*
    - *Neighbor's messenger - who are the voting members*
    - *How many architects? Engineers?*
    - *8-10 years ago Winchester overbuilt and had part of an empty structure*
    - *Think out about square footage*
    - *Has a friend in another school where enrollment is down*
    - *Electrical needs to be done - safety is important - will that be addressed before*