



# **MINUTES**

## **REGULAR MEETING**

CITY COUNCIL  
CITY OF SOUTH SAN FRANCISCO

WEDNESDAY, OCTOBER 23, 2024  
6:30 p.m.

**Library Parks and Recreation Building  
Council Chambers  
901 Civic Campus Way, South San Francisco, CA**

### **CALL TO ORDER**

Mayor Coleman called the meeting to order at 6:30 p.m.

### **ROLL CALL**

Councilmember Addiego, present  
Councilmember Nagales, present  
Councilmember Nicolas, present  
Vice Mayor Flores, present  
Mayor Coleman, present

### **PLEDGE OF ALLEGIANCE**

Executive Assistant to the City Manager Patea led the pledge.

### **AGENDA REVIEW**

No changes.

### **LEVINE ACT DISCLOSURES (SB 1181)**

Following an inquiry, the Council reported no disclosures.

### **ANNOUNCEMENTS FROM STAFF**

- Parks and Recreation Director Mediati informed the community of the Sizzle and Sigsig Cooking Event on Thursday, October 24, 2024, at the LPR Social Hall.
- Executive Assistant Patea announced City offices will be closed on November 11, 2024, in observance of Veteran's Day. She announced the Ruby Bridges Walk to School Day will occur on Thursday, November 14, 2024, starting at City Hall. She also shared there would be a Trivia Challenge Fundraiser for project READ at the South San Francisco Conference Center on Friday, November 15, 2024.
- Deputy City Manager Fernandez announced the local minimum wage increase to \$17.70 per hour will take effect on January 1, 2025.

## **PRESENTATIONS**

1. Proclamation celebrating Extra Mile Day November 1, 2024. (James Coleman, Mayor)

Mayor Coleman presented the proclamation to CERT volunteer, Christina Hong. Christina thanked the Council for the recognition and encouraged the community to engage in volunteer services.

## **COUNCIL COMMENTS/REQUESTS**

Councilmember Nicolas expressed her appreciation to the Parks and Recreation staff for their assistance with the tree planting event in Brentwood Park. She apprised the Council and community of the events attended. She also thanked Deputy City Manager Fernandez, Public Works staff, CERT volunteers, the Philippine Nurses Association from Kaiser Permanente, and the Francis Drake Lodge for their hard work on the annual flu clinic held on October 19th. She requested the meeting be adjourned in memory of George Komis.

Councilmember Nagales shared he attended the South San Francisco Chamber Installation Awards Dinner. He recognized Chamber Executive Mary Prem and congratulated all the honorees. He proposed that the City Council participate in the upcoming Trivia Challenge Fundraiser for project READ.

Councilmember Addiego highlighted the Council's support for Senate Bill 272 regarding funding for adaptation planning for sea level rise. He attended a presentation by the Bay Conservation Development Commission. He recommended residents in District 1 contact him to apply to be district representatives.

Vice Mayor Flores expressed gratitude to the Council for appointing him as the City Council representative for the California League of Cities 2024 Conference. He highlighted the opportunity of engaging with leaders and experts on various issues along with effective community engagement. He shared that he was voted as President of the League of California Peninsula Division.

Mayor Coleman shared the tree planting event in Brentwood Park was a success. He also highlighted the Senior Showcase held at the LPR hosted by the San Mateo Daily Journal. He noted that he attended the Chamber Awards for the Chamber of Commerce and presented the Mayor's Award to the South San Francisco Education Foundation.

## **PUBLIC COMMENTS – NON-AGENDA ITEMS**

*The following individuals addressed the City Council:*

- Michael Harris
- Edith Arias
- Denni Harp
- Cory David
- Cynthia Marcopulos
- Tom Carney
- Paula Maruri
- Dolores Piper
- Fionnola Villamejor

- Mary Prem
- Cesar Dominguez

### **CONSENT CALENDAR**

*The Deputy City Clerk duly read the Consent Calendar, after which the Council voted and engaged in a discussion of specific items as follows. Item No. 3 was pulled by Councilmember Addiego for further discussion.*

2. Motion to approve the Minutes of October 9, 2024. (Rosa Govea Acosta, City Clerk)
3. Report regarding Resolution No. 162-2024 accepting a FY 2024 Port Security Grant Program grant in the amount of \$29,867.10 to purchase and install a fire suppression pump and fixed monitor for the department's fire boat; authorizing the use of Public Safety Impact Fees in an amount not to exceed \$9,955.70 to be applied as the required grant match; approving Budget Amendment Number 25.023 to the Fire Department operating budget in the amount of \$39,822.80; and authorizing the City Manager to execute the purchase agreement on behalf of the City of South San Francisco with North River Boats in an amount not to exceed \$39,822.80. (Matt Samson, Fire Chief)
4. Report regarding a second reading and adoption of Ordinance No. 1662-2024 amending Title 8 of the South San Francisco Municipal Code to add Chapter 8.78 to regulate certain private development projects by withholding the certificate of occupancy or building permit final when an owner or contractor has unpaid final wage theft judgments. (Tony Rozzi, Deputy Economic and Community Development Director)
5. Report regarding Resolution No. 163-2024 approving a license agreement and fee with SYNOOR LLC for tiebacks installation within the Noor Avenue Public Right-of-Way and approving Budget Amendment Number 25.020. (Matthew Ruble, Principal Engineer)
6. Report regarding Resolution No. 164-2024 approving the acceptance of grant funds from the California Department of Education's After School Education and Safety Program for a three-year term in the amount of \$283,858.56 per year (total grant amount of \$851,575.68) and amending the Parks and Recreation Department and Library Department fiscal year 2024-25, 2025-26, and 2026-27 operating budgets pursuant to Budget Amendment Number 25.005. (Greg Mediati, Parks and Recreation Director)

**Item No. 3:** Fire Chief Samson provided an update on the Fire Department's rescue boat. Councilmember Addiego expressed support for the rescue boat being updated with fire suppression equipment.

Motion – Councilmember Addiego /Second – Councilmember Nicolas: To approve Consent Calendar items 2-6 by roll call vote: AYES: Mayor Coleman, Councilmembers Addiego, Nicolas, Nagales, and Vice Mayor Flores; NAYS: None; ABSENT: None; ABSTAIN: None

### **ADMINISTRATIVE BUSINESS**

7. Report providing an update on the Linden Avenue Park project (project no. pk2305). (Philip Vitale, Deputy Director of Capital Projects)

Deputy Director of Capital Projects Vitale presented the report and provided an overview of the project. The Council engaged in questions and discussion and noted the importance of ensuring health and safety for residents.

*The following individuals addressed the City Council:*

- Hermes Monzon
- Anna Kramer
- Tom Carney
- Fionnola Villamejor

8. Report presenting preliminary Fiscal Year (FY) 2023-24 Year End results and FY 2024-25 First Quarter Financial Report as of September 30, 2024 (Karen Chang, Director of Finance)

Director of Finance Chang presented the report. The Council engaged in questions and discussions.

*The following individuals addressed the City Council:*

- Vivian Ramos
- Tom Carney
- Denni Harp

9. Report on Intersection Daylighting Plan, including a guide for enhancing new parking restrictions established by Assembly Bill No. 413. (John Wilson, Associate Civil Engineer)

Associate Civil Engineer Wilson presented the report and Police Chief Campbell provided an overview of citations and collisions in the proposed areas. The Council provided feedback and highlighted the significance of community engagement and focus on high traffic areas.

*The following individuals addressed the City Council:*

- Denni Harp

*Meeting recessed at 10:02 p.m.*

*Meeting resumed at 10:12 p.m.*

10. Report regarding Resolution No. 165-2024 approving Budget Amendment Number 25.024 and authorizing the City's acquisition of the Below Market Rate (BMR) unit at 2230 Gellert Boulevard, Unit 3209 (APN 104540190). (Elia Moreno, Housing Management Analyst I).

Housing Management Analyst Moreno presented the report. The Council engaged in questions and discussion and expressed their support for the item.

Motion – Councilmember Nicolas /Second – Councilmember Nagales: to approve Resolution No. 165-2024 approving Budget Amendment Number 25.024 and authorizing the City's acquisition of the Below Market Rate (BMR) unit at 2230 Gellert Boulevard, Unit 3209 (APN 104540190) by

roll call vote: AYES: Mayor Coleman, Vice Mayor Flores, Councilmembers Nicolas, Addiego, Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

11. Report regarding Resolution No. 166-2024 approving the purchase of an advanced life support ambulance, authorizing the City Manager to enter into a purchase agreement with Braun Northwest for the construction and purchase in the amount of \$423,403.18, approving the purchase of tools and equipment in the amount of \$55,000 and approving the use of \$478,403.18 of Vehicle Replacement Funds, for a total not to exceed amount of \$478,403.18. (Richard Walls, EMS Battalion Chief)

Emergency Management Services Battalion Chief Walls presented the report. The Council engaged in questions and discussion and expressed their support for the item.

Motion – Councilmember Nicolas /Second – Vice Mayor Flores: to approve Resolution No. 166-2024 approving the purchase of an advanced life support ambulance, authorizing the City Manager to enter into a purchase agreement with Braun Northwest for the construction and purchase in the amount of \$423,403.18, approving the purchase of tools and equipment in the amount of \$55,000 and approving the use of \$478,403.18 of Vehicle Replacement Funds, for a total not to exceed amount of \$478,403.18 by roll call vote: AYES: Mayor Coleman, Vice Mayor Flores, Councilmembers Addiego, Nicolas, and Nagales; NAYS: None; ABSENT: None; ABSTAIN: None.

12. Report regarding Resolution No. 167-2024 approving Budget Amendment Number 25.025 appropriating \$600,000 from the Park Land Acquisition Fee Fund (Fund 805) to acquire and maintain a portion of 701 Spruce Avenue (APN 012-131-040) to preserve a public access trail and authorizing the City Manager to enter into a Purchase and Sale Agreement for the acquisition. (Tony Rozzi, Deputy Economic and Community Development Director)

Deputy Economic and Community Development Director Rozzi presented the report. The Council engaged in questions and discussion surrounding the appraisal price and benefit of acquiring the space.

Motion – Councilmember Addiego /Second – Councilmember Nicolas: to approve Resolution No. 167-2024 approving Budget Amendment Number 25.025 appropriating \$600,000 from the Park Land Acquisition Fee Fund (Fund 805) to acquire and maintain a portion of 701 Spruce Avenue (APN 012-131-040) to preserve a public access trail and authorizing the City Manager to enter into a Purchase and Sale Agreement for the acquisition by roll call vote: AYES: Mayor Coleman, Vice Mayor Flores, Councilmembers Nagales, Nicolas, and Addiego; NAYS: None; ABSENT: None; ABSTAIN: None.

#### **ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS**

13. Council discussion on Delegate for National League of Cities Annual Business Meeting on November 16, 2024, in Tampa, FL. (Eddie Flores, Vice Mayor)

After Council review and discussion, Vice Mayor Flores was appointed to serve as a voting delegate with Councilmember Nicolas attending as an alternate.

### **CLOSED SESSION**

*Entered into Closed Session: 10:48 p.m.*

14. Closed Session: Conference with Legal Counsel - Anticipated Litigation  
(Pursuant to Government Code Section 54956.9(d)(2))  
Significant Exposure to Litigation: One potential case  
(Sky Woodruff, City Attorney, Lindsay D'Andrea, Assistant City Attorney, Angel Torres, Senior Civil Engineer)
15. Conference with Real Property Negotiators  
(Pursuant to Government Code Section 54956.8)  
Property: DNA Way, Point San Bruno Blvd, and a portion of Cabot Road  
Agency negotiators: Nell Selander, Director of Economic and Community Development, and Sky Woodruff, City Attorney  
Negotiating parties: Genentech, Inc.  
Under negotiation: Price and terms
16. Closed Session: Conference with Legal Counsel - Anticipated Litigation (Pursuant to Government Code Section 54956.9(d)(2))  
Significant Exposure to Litigation: Two potential cases  
(Sky Woodruff, City Attorney and Christina Fernandez, Deputy City Manager)
17. Conference with Real Property Negotiators  
(Pursuant to Government Code Section 54956.8)  
Property: 400 Miller Avenue (APN 012-303-110)  
City Negotiators: Nell Selander, Economic and Community Development Director, and Sky Woodruff, City Attorney  
Negotiating Party: Nisar M Shaikh Trust  
Under Negotiations: Price and terms

*Resumed from Closed Session: 12:00 a.m.*

### **ADJOURNMENT**

Being no further business, Mayor Coleman adjourned the City Council meeting at 12:01 a.m.

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**Adjourned in Memory of**  
George Komis  
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Submitted by:

Approved by:

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Sarah Harper  
Deputy City Clerk

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James Coleman  
Mayor

Approved by the City Council: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

*NOTE: The Meeting Minutes represent actions taken during the meeting of the City Council. Complete Council members discussions of meeting items can be viewed in archived video/audio recordings on the City's website at <https://www.ssf.net/Government/Video-Streaming-City-and-Council-Meetings/City-Council> Public comments submitted via the eComment portal can be viewed in the City Clerk's repository at <https://ci-ssf-ca.granicusideas.com/meetings?scope=past>*