



MINUTES

REGULAR MEETING

**CITY COUNCIL
CITY OF SOUTH SAN FRANCISCO**

**WEDNESDAY, JULY 8, 2026
6:30 p.m.**

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

**Teleconference Location: Baltimore Marriott
Waterfront 700 Aliceanna St.
Baltimore, MD 21202**

CALL TO ORDER

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

ROLL CALL

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

PLEDGE OF ALLEGIANCE

Assistant City Clerk Miranda led the pledge.

LEVINE ACT DISCLOSURES (SB 1181)

Following an inquiry, no conflicts of interest were reported by City Council members.

ANNOUNCEMENTS FROM STAFF

City Manager Snideman informed the community of the following events:

- Touch-a-Truck Event on Saturday, July 18 from 10:00-1:00 p.m. at Sation 61, 480 N. Canal Street. Vice Mayor Nagales Diaper will kick off the Diaper Drive, joined by SSF Firefighters Local 1507 and YMCA leaders. Free CPR training will be provided by the City's EMTs at 11:00 a.m. and 12:00 p.m.
- Neighborhood Meeting sponsored by District 4 Councilmember Coleman on Saturday, July, 18, from 1:00-3:00 p.m. at Spruce Café, 230 S. Spruce Avenue. Community members will also have the opportunity to meet and connect with City Manager Snideman.

PRESENTATIONS

1. Certificate of Recognition honoring Lotus Rodriguez, Nationwide Youth Competition Winner of “America’s Field Trip” from the America250 Foundation. (Mark Addiego, Mayor)

Councilmember Nicolas recognized Lotus Rodriguez for winning the America250 Foundation's nationwide America's Field Trip competition and shared that she encouraged local students to participate. Lotus expressed appreciation to those who supported her and shared her award-winning poem reflecting on themes of unity, justice, and the meaning of America.

COUNCIL COMMENTS/REQUESTS/HONORING THE LIFE OF REQUESTS

Councilmember Nicolas congratulated the Library staff on the successful Summer Learning Challenge Kickoff. She shared highlights from recent community events, including the 128th Anniversary of Philippine Independence celebration, the America 250 dinner hosted by the Women's Club, the retirement celebration honoring Economic and Community Development staff members Erik Rietdorf and Karen Kenahan, the grand opening of the Safeway on El Camino Real, and the City's Fourth of July celebration. She also commended the City Manager for the City's prompt response to a recent issue, Public Works staff for their successful TDA funding submission, and Police Chief Campbell for reporting on a successful Fourth of July holiday. Lastly, she requested that the meeting be adjourned in memory of Deacon Alex Aragon, Austriverta Davidson, Rhoda Nicolas Manrique, and Julieta Talsayon.

Vice Mayor Nogales joined in adjourning the meeting in memory of Austriverta Davidson and recognized the service and passing of Johnny Midnight. He highlighted the grand opening of Safeway on El Camino Real, noting the project was 15 years in the making, and encouraged the community to support local businesses. He also thanked Mayor Addiego for his leadership in making the City's Fourth of July celebration a success.

Mayor Addiego acknowledged the large public attendance and reflected on the importance of civic engagement and the continued pursuit of equality and democracy. He thanked the community for participating in local government and those who helped make the City's Fourth of July celebration a success in recognition of the nation's 250th anniversary. He recognized the passing of John "Johnny Midnight" Rankin, recalling his service to the City and lasting contributions to the community. Lastly, he congratulated newly promoted Police Lieutenant Sean Curmi and Public Works Deputy Director Alex Henry.

Councilmember Coleman apologized for not attending in person and shared that he and Councilmember Flores were attending the Local Progress Conference in Baltimore without the use of public funds. He noted that the policy-focused conference provided valuable discussions on issues facing local governments, including housing, public safety, and data centers, and shared that he would provide additional updates at a future meeting. He also recognized the success of both the City's Fourth of July celebration and Safeway opening.

Councilmember Flores apologized for not attending in person, noting his attendance at the Local Progress Conference in Baltimore and the opportunity to learn more about significant topics impacting local governments. He highlighted recent community engagement efforts, including

Genentech's 50th anniversary celebration, Safeway's grand opening, and the City's recognition with a Helen Putnam Award for the Launch Local initiative, thanking ECD staff for showcasing the City's work. He thanked staff for their efforts on the Fourth of July celebration, commended Devin Stenhouse for coordinating the event, and thanked Mayor Addiego for his leadership in bringing the community together. He concluded by extending condolences to those who had recently passed.

PUBLIC COMMENTS - NON-AGENDA AND CONSENT CALENDAR ITEMS

The following individuals addressed the City Council:

- Sam – Discussed Fire Station 63 and the Municipal Services Building

Complete Council members' discussions of meeting items can be viewed in archived video/audio recordings on the City's website at <https://www.ssfca.gov/Government/Video-Streaming-City-and-Council-Meetings/City-Council>

CONSENT CALENDAR

Matters under the Consent Calendar are considered to be routine and noncontroversial. Items 2-12 were not read and enacted in one motion. Item No. 9 was pulled by Mayor Addiego for additional information. The Council voted as follows:

2. Motion to approve the Minutes from the meeting of June 10, 2026. (Office of the City Clerk)
3. Motion to approve the reappointment of three (3) members of the Cultural Arts Commission. (Rosa Govea Acosta, City Clerk)
4. Motion to accept the construction improvements of the Oyster Point Boulevard Sanitary Sewer Main Reconstruction Project (No. ss2401, Bid No. 2690) as complete in accordance with plans and specifications at a total construction cost of \$4,370,869.80. (Jeffrey Chou, Senior Civil Engineer)
5. Report regarding resolutions authorizing the submittal of grant applications to the City/County Association of Governments of San Mateo County (C/CAG) for One Bay Area Grant (OBAG) 4 Program funding and authorizing the use of local matching funds. (John Wilson, Senior Civil Engineer)
- 5a. Resolution 84-2026 authorizing the submittal of grant applications to the City/County Association of Governments of San Mateo County for One Bay Area Grant 4 Program funding and transportation planning grant funding, and authorizing the use of local matching funds
- 5b. Resolution 85-2026 of Local Support required by the Metropolitan Transportation Commission for \$539,000 for the Orange Avenue Complete Streets Planning and Design Project for the OBAG 4 Call for Projects
- 5c. Resolution 86-2026 providing the local support required by the Metropolitan Transportation Commission (MTC) for \$3,100,000 for the Chestnut Avenue Multimodal Safety and Access Improvement Project for the OBAG 4 Call for Projects

6. Report regarding Resolution 87-2026 rescinding Resolution No. 28-2026 and approving a revised Second Amendment to the Consulting Services Agreement with MIG, Inc. for the New Park at Linden and Pine Project (Project No. pk2305), establishing a total Council authorization of \$658,014. (Philip Vitale, Deputy Director of Capital Projects)
7. Report regarding Resolution 88-2026 authorizing the City Manager or authorized designee to enter into a services agreement with the South San Francisco Unified School District in an amount not to exceed \$1,940,100 for the Parks and Recreation Department to operate an extended learning program for students enrolled in the South San Francisco Unified School District's Expanded Learning Opportunities Program for School Year 2026-2027 and amending the Parks and Recreation Department's fiscal year 2026-2027 operating budget pursuant to Budget Amendment Number 27.004. (Angela Duldulao, Deputy Director of Parks and Recreation)
8. Report regarding Resolution 89-2026 authorizing the acceptance of \$120,000 in grant funding from the County of San Mateo for the Big Lift Little Steps Preschool at the Gene Mullin Community Learning Center. (Angela Duldulao, Deputy Director of Parks and Recreation)
9. Report regarding Resolution 90-2026 authorizing acceptance of a grant from the Urban Area Security Initiative in the amount of \$205,000 for the purchase of specialized firefighting equipment and transport vehicle designed to address electrical vehicle fires, amending the Fire Department's operating budget for fiscal year 2026-27 via Budget Amendment Number 27.005, and authorizing the City Manager or authorized designee to enter into an agreement with the City and County of San Francisco Urban Area Security Initiative to accept fiscal year 2024 grant funds. (Devin Flannery, Deputy Fire Chief)
10. Report regarding Resolution 91-2026 approving Amendment No. 3 to the Professional Services Agreement with Redwood Public Law, LLP (Laura Snideman, City Manager)
11. Report regarding Resolution 92-2026 approving an Exclusive Negotiating Rights Agreement ("ENRA") between the City of South San Francisco and Habitat for Humanity Greater San Francisco, Inc., for the property located at 905 Linden Avenue, and authorizing the City Manager or authorized designee to sign the agreement. (Pierce Abrahamson, Management Analyst II).
12. Report regarding Resolution 93-2026 approving the City of South San Francisco wage and salary schedule for fiscal year 2026-2027 (Leah Lockhart, Human Resources Director)

Item No. 9: Deputy Fire Chief Flannery provided an overview of the Fire Department's planned purchase of a Cold Cut Cobra firefighting system, explaining its intended use in responding to lithium-ion battery and electric vehicle fires and the research supporting its selection.

Motion – Councilmember Nicolas /Second – Vice Mayor Nagales: To approve Consent Calendar Items 2-12, by roll call vote.

AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales, and Mayor Addiego

NAYS: None.

ABSENT: None.

ABSTAIN: None.

PUBLIC HEARING

Public hearing opened: 7:09 p.m.

13. Report regarding introduction of an ordinance amending Title 20 (Zoning) of the South San Francisco Municipal Code to revise Section 20.350.007 (Animal Keeping) related to beekeeping regulations to expand beekeeping as a permitted accessory use to all zoning districts and to broaden standards related to beekeeping, and determination that the proposed Zoning amendments are exempt from CEQA. (Cecelia Mariscal, Associate Planner)

Chief Planner Friedman introduced Associate Planner Mariscal. Associate Planner Mariscal presented the report.

The Council provided comments and requested amendments to the proposed ordinance related to beekeeping standards, flyway barriers and clear flight paths, and neighbor notification requirements. Staff confirmed the requested revisions would be incorporated into the ordinance for second reading.

Public hearing closed: 7:25 p.m.

Motion – Councilmember Coleman /Second – Councilmember Nicolas: To introduce an ordinance amending Title 20 (Zoning) of the South San Francisco Municipal Code to revise Section 20.350.007 (Animal Keeping) related to beekeeping regulations to expand beekeeping as a permitted accessory use to all zoning districts and to broaden standards related to beekeeping, and determination that the proposed Zoning amendments are exempt from CEQA with identified amendments, by roll call vote.

AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales, and Mayor Addiego
NAYS: None.

ABSENT: None.

ABSTAIN: None.

ADMINISTRATIVE BUSINESS

14. Report regarding options for next steps on a potential Project Labor Agreement for Public Works Projects (Megan Wooley-Ousdahl, Deputy City Manager)

Deputy City Manager Wooley-Ousdahl presented the report regarding options for a potential Project Labor Agreement (PLA) for City public works projects. Staff provided an overview of prior Council direction, outreach with the NorCal Carpenters Union and the Building and Construction Trades Council of San Mateo County, and options including a contractor prequalification ordinance and a Project Labor Agreement for City capital improvement projects.

The following individuals submitted eComments to the City Council:

- Jim Barrett, Plumbers and HVACR Mechanics Local Union 467
- John Medina, Sprinkler Fitters Local 483
- Joe Sanders, Painters & Drywall Finishers Local 913
- Joel Balcioni, Plumbers and HVACR Mechanics Local Union 467
- Anthony Nuanes, DC16 Local Union12 Business Representative

- Trevor Long, Glaziers, Architectural Metal and Glassworkers Union Local 718
- Eric Tassio, Plumbers, Pipefitters, & HVACR Service Technicians UA Local 467
- Scott Beale, Plumbers and HVACR Mechanics Local Union 467
- Mike Dougherty, Plumbers and HVACR Mechanics Local Union 467
- Adrian Avila, Sheet Metal Workers Local 104
- Chuck Vella, IBEW Local 617 Member#7646160
- Mark Burri, Plumbers, Pipefitters, & HVACR Mechanics Local Union 467

The following individuals addressed the City Council:

- Juan Espinoza, North Coast States Carpenters Local Union 217
- Nels Delander, North Coast States Carpenters Local Union 217
- Tom Trayer, San Mateo County Central Labor Council
- Bart Pantoja, San Mateo County Central Labor Council
- Julie Lind, San Mateo County Central Labor Council
- Anthony Nuanes, District Council 16, Carpet & Linoleum Local Union 12
- Matt Craig, Sheet Metal Workers Local 104
- Andrew Merino, Sprinkler Fitters Local 483
- Joseph Lopez, North Coast States Carpenters Local Union 217
- Harvey, North Coast States Carpenters Local Union 217

Meeting recessed at 7:49 p.m.

Meeting resumed at 8:02 p.m.

The Council discussed the recommended next steps for a potential Project Labor Agreement, including an expedited economic analysis, retaining a specialized negotiator, developing a PLA framework that provides an opportunity for participation by multiple labor organizations, and initiating negotiations for identified capital improvement projects. The Council provided direction to staff to proceed with these actions and return with a proposed agreement for Council consideration.

15. Report regarding advancement of preferred alternatives for El Camino Real to the Caltrans Project Development Process (Megan Wooley-Ousdahl, Deputy City Manager; Matthew Ruble, Principal Engineer; John Wilson, Senior Engineer)

Deputy City Manager Wooley-Ousdahl presented the report. The Council engaged in discussion and expressed support for advancing the recommended alternatives, noting the importance of providing an educational campaign for drivers as changes are implemented.

The following individuals submitted eComments to the City Council:

- Anonymous

- 15a. Resolution 94-2026 advancing Alternative 2: Pedestrian & Bus Focus as the Preferred Alternative and Alternative 1: Pedestrian Focus as the Secondary Alternative to the Caltrans Project Development Process for El Camino Real.

- 15b. Resolution 95-2026 supporting SamTrans in working with Caltrans and the City of South San Francisco through Caltrans' Project Development Process to plan, design, and implement Complete Street improvements on El Camino Real in South San Francisco.

Motion – Councilmember Nicolas/Second – Councilmember Flores: To approve Resolution 94-2026 advancing Alternative 2: Pedestrian & Bus Focus as the Preferred Alternative and Alternative 1: Pedestrian Focus as the Secondary Alternative to the Caltrans Project Development Process for El Camino Real; and Resolution 95-2026 Resolution 95-2026 supporting SamTrans in working with Caltrans and the City of South San Francisco through Caltrans' Project Development Process to plan, design, and implement Complete Street improvements on El Camino Real in South San Francisco, by roll call vote.

AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales, and Mayor Addiego
NAYS: None.

ABSENT: None.

ABSTAIN: None.

16. Report regarding a Resolution 96-2026 approving a “Disruption of Remote Participation During a Council Meeting Policy,” as required by Senate Bill (SB 707) (Rosa Govea Acosta, City Clerk, Tony Barrera, Information Technology Director and Sky Woodruff, City Attorney)

City Attorney Woodruff presented the report. The Council asked clarifying questions regarding the policy's application, including disruptions to remote participation, meeting types covered by the policy, and procedures for addressing disruptive remote public comments.

Motion – Vice Mayor Nagales/Second – Councilmember Coleman: To approve Resolution 96-2026 approving a “Disruption of Remote Participation During a Council Meeting Policy,” as required by Senate Bill, by roll call vote.

AYES: Councilmembers Coleman, Flores, and Nicolas, Vice Mayor Nagales, and Mayor Addiego
NAYS: None.

ABSENT: None.

ABSTAIN: None.

ITEMS FROM COUNCIL – COMMITTEE REPORTS AND ANNOUNCEMENTS

City Attorney Woodruff announced that Item 12 of the Consent Calendar included the City Manager's cost-of-living adjustment consistent with the Executive Management Unit and noted that no other changes were made to the City Manager's employment agreement or compensation.

Mayor Addiego initiated a discussion regarding the practice of reading Consent Calendar items aloud. The Council discussed the benefits of reading the items, including providing an opportunity to identify items for removal and increasing public awareness, while also considering meeting efficiency. Following discussion, Council consensus was to resume reading Consent Calendar items aloud at future meetings.

Councilmember Coleman announced that Peninsula Clean Energy has officially rebranded as West Light Energy and shared that the organization will be conducting outreach regarding its new name

and ongoing clean energy initiatives. He also announced an upcoming ribbon-cutting ceremony for the largest electric vehicle charging project in South San Francisco.

ADJOURNMENT

Being no further business, Mayor Addiego adjourned the City Council meeting at 9:28 p.m.

Adjourned in Memory of

Deacon Alex Aragon, Austriverta Davidson, Rhoda Nicolas Manrique,
Julieta Talsayon, and John "Johnny Midnight" Rankin

Submitted by:

Approved by:

Jazmine Miranda
Assistant City Clerk

Mark Addiego
Mayor

Approved by the City Council: _____ / _____ /2026

NOTE: Meeting Minutes serve as the City's official record of actions taken by the City Council during a meeting.